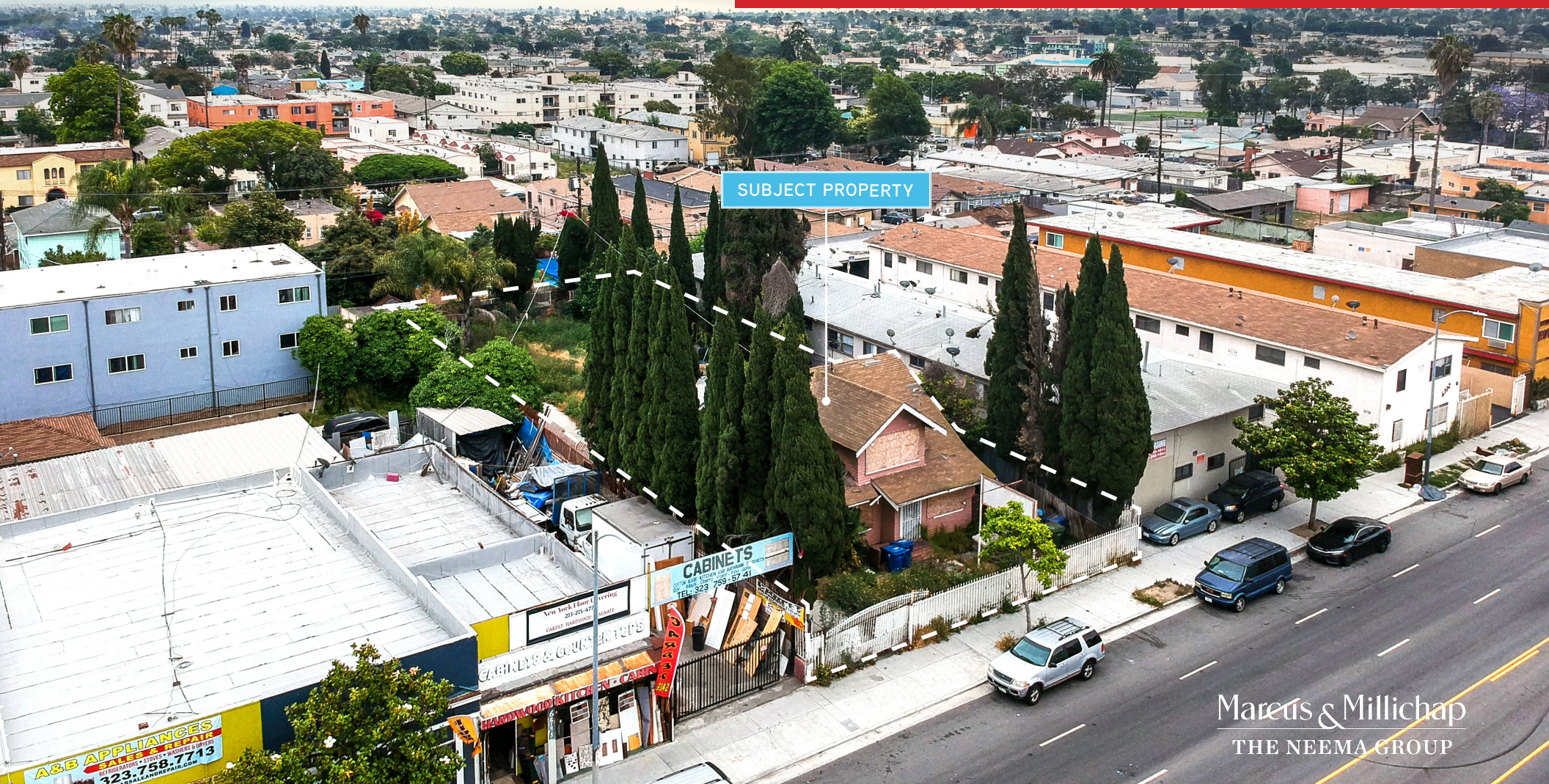


6320 CRENSHAW BLVD

LOS ANGELES, CA 90043

Ideal Affordable Housing Opportunity under ED-1 / AB 1763

SUBJECT PROPERTY



Mareis & Millichap
THE NEEMA GROUP

A 10,772 SF Lot Zoned C2-2D-SP In A Tier 3 TOC Between W 63rd St And Hyde Park Blvd | Offered At A Low \$144 PSF | No Tenant Relocation Or Replacement Units Required

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Exclusively Listed By:

NEEMA AHADIAN

Senior Managing Director of Investments

Tel: (310) 909-5444

neema@marcusmillichap.com

License: CA 01346750

BEN LEE

Associate of Investments

Tel: (310) 909-2317

ben.lee@marcusmillichap.com

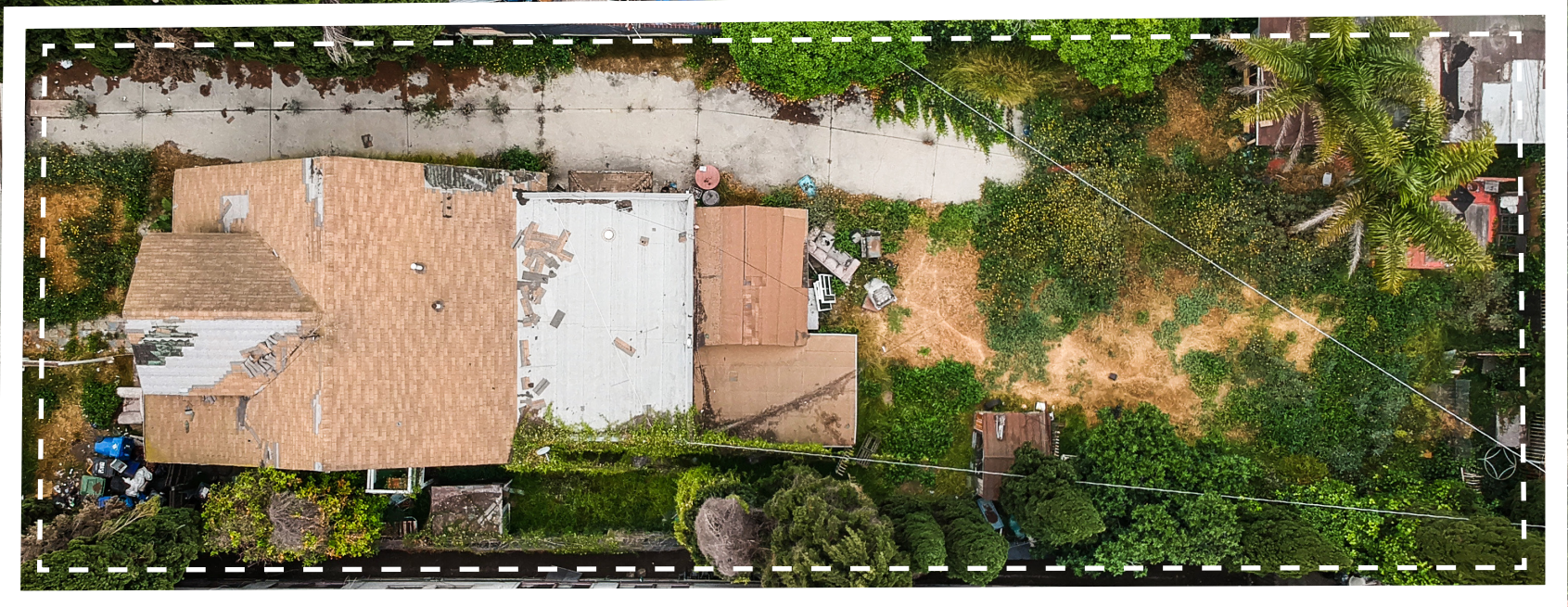
License CA #02123715

Marcus & Millichap
THE NEEMA GROUP

TABLE OF CONTENTS

Property Summary.....	6
Investment Highlights.....	7
Development Summary.....	8
Affordable Housing Summary.....	12
Photography.....	14
Market Comparables.....	16
Area Overview.....	18

CRENSHAW BLVD





SUBJECT PROPERTY

PROPERTY INFORMATION

PROPERTY INFORMATION

ADDRESS: 6320 Crenshaw Blvd
Los Angeles, CA 90043

APPROX. LOT SIZE: 10,772 SF

PARCEL NUMBER: 4006-010-012

PROPERTY TYPE: Land

ZONING: C2-2D-SP Tier 3 TOC

PRICING INFORMATION

OFFERING PRICE: \$1,550,000

COST PER LAND SF: \$144

*Buyer to conduct own due diligence and verify development information. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the development potential. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.



INVESTMENT HIGHLIGHTS

- The Neema Group is pleased to present a development opportunity at 6320 Crenshaw Blvd, a 10,772 SF lot zoned C2-2D-SP in a Tier 3 TOC in the Hyde Park neighborhood between W 63rd St and Hyde Park Blvd
- Offered at a low \$144 PSF at the asking price; no tenant relocation or replacement units required; currently, there is an existing 2,276 SF single family residence that will be delivered vacant at the close of escrow
- Currently unentitled, this is an opportunity to build 26 units by-right or up to 46 units if the TOC incentives are utilized; there is also potential to achieve unlimited density via AB 2345 and expedited entitlement process through Executive Directive 1 if a 100% affordable housing project is pursued
- Many retail amenities within walking distance along Crenshaw Blvd; additionally, there are multiple Metro local line bus stops on the corner of Crenshaw Blvd & Hyde Park Blvd
- Located less than three miles from SoFi Stadium, the Kia Forum, and Hollywood Park Casino in Inglewood; to the north, the subject property is two miles from the Baldwin Hills Crenshaw Plaza

TOC DEVELOPMENT SCENARIO

DEVELOPMENT POTENTIAL (BY-RIGHT)

MAXIMUM FAR 3:1

MAXIMUM HIGHT
FEET None

STORIES None

MAXIMUM SETBACKS
FEET 0 ft

STORIES 0 ft for commercial uses, 5ft for residential uses. 1 ft. for each story over 2nd; not to exceed 16ft.

BACK 0 ft for commercial uses, 5ft for residential uses. 1 ft. for each story over 3rd; 20 ft max.

MAX BUILDABLE AREA FOOTPRINT 10,772 SF

MAX BUILDABLE AREA ENVELOPE 32,316 SF



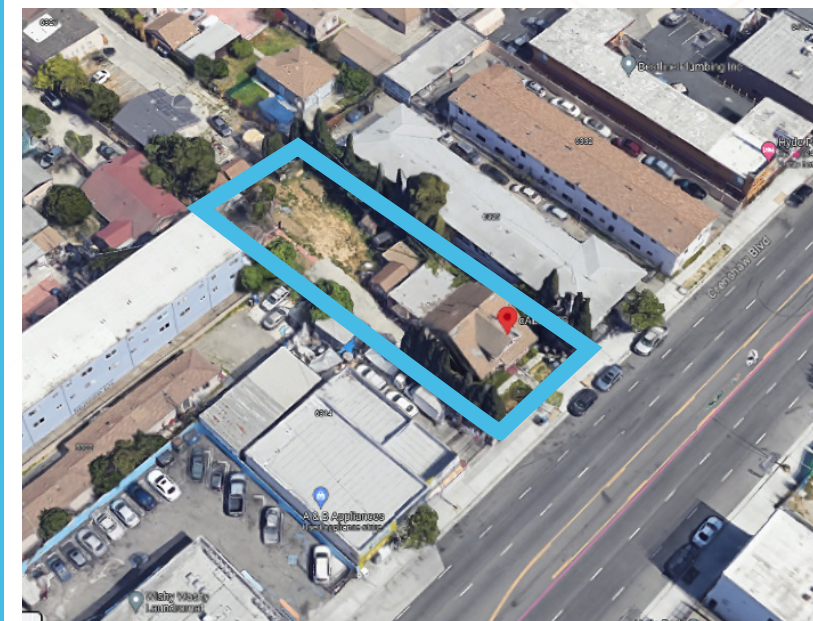
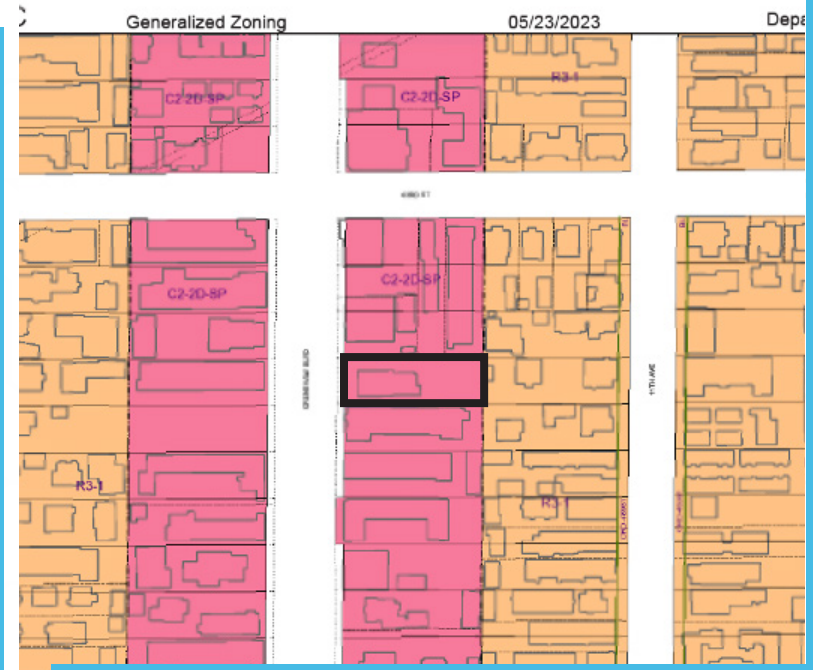
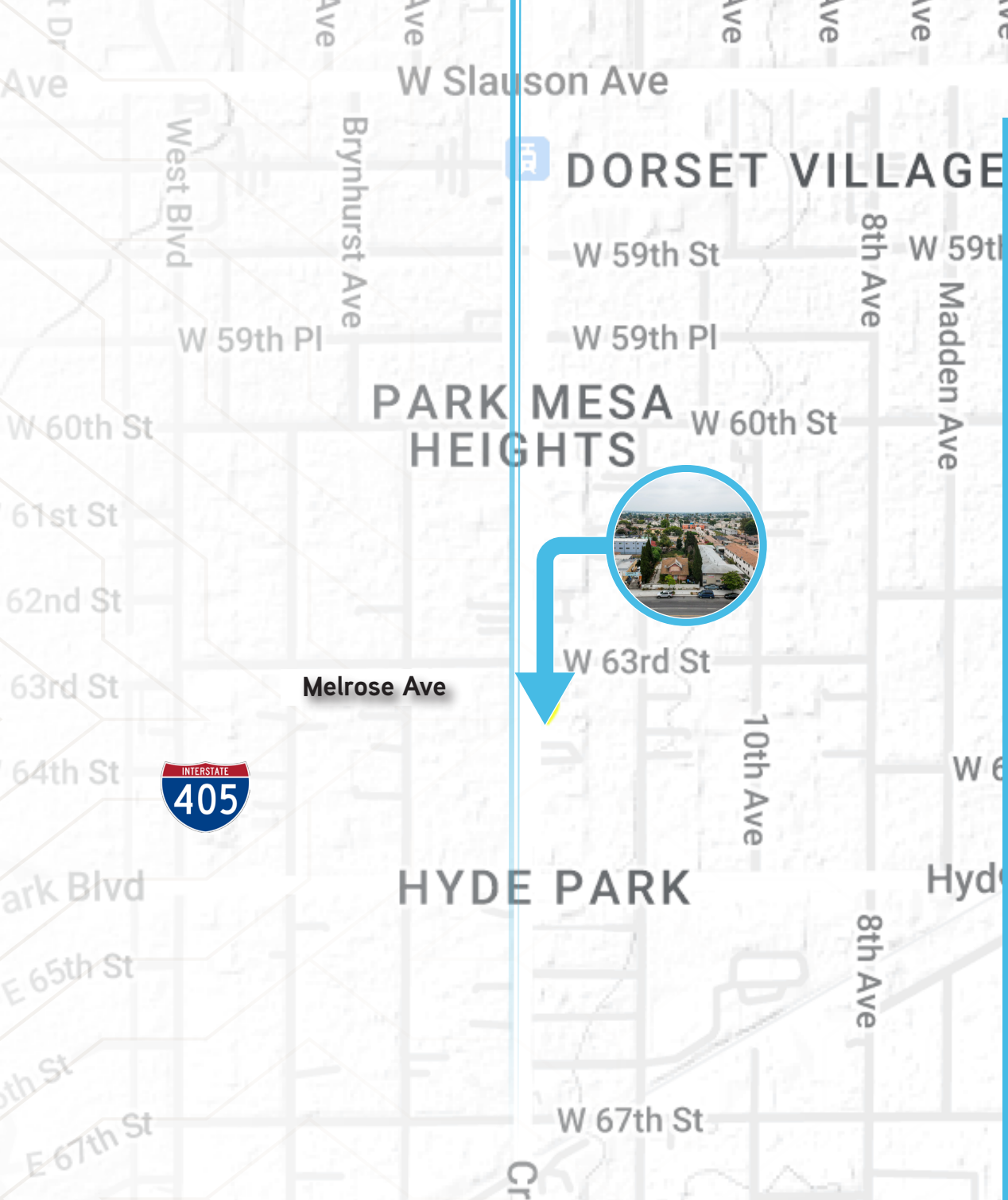
*Buyer to conduct own due diligence and verify development information. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the development potential. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.

MAX DWELLING UNITS	26
AFFORDABLE UNITS REQUIRED	None
PARKING REQUIRED	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per units with more than 3 habitable rooms 1 space per guest room (first 30)
REQUIRED BICYCLE PARKING	
LONG TERM	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100;1 spaces per 2 units for units 101-200; 1 spaces per 4 unit for units 201+
SHORT TERM	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100;1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
TRANSITIONAL HEIGHT LIMITATIONS	<ol style="list-style-type: none"> 1. Where the rear or side yard property line is contiguous with that of a residential lot, or separated by an alley, the entire building shall be setback or individual floors “stepped back” one foot for every foot in height as measured 15 feet above grade at the residential property line. 2. Projects located opposite the front yard of residentially zoned land along local streets shall not exceed 30 ft in height for the first 50 ft of lot depth as measured from the commercial or industrial property line opposite the residentially zoned land. 3. In all instances, when the highest natural elevation of a residentially zoned property exceeds the grade of an adjacent commercial or industrial zoned property by more than five ft, the new commercial or industrial building may exceed the height specified at the property line by the number of ft represented by the difference in grade.
REQUIRED OPEN SPACE	100 SF per unit with less than 3 habitable rooms 125 SF per unit 3 habitable rooms 175 SF per unit with more than 3 habitable rooms
OTHER DEVELOPMENT NOTES	

DEVELOPMENT POTENTIAL (WITH TOC OR DB)

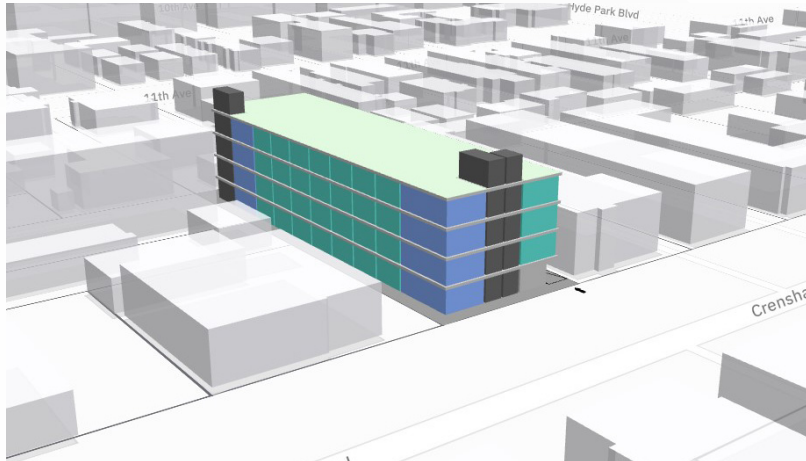
MAXIMUM FAR	4:35:1
MAXIMUM HIGHT	
FEET	None
STORIES	None
MAXIMUM SETBACKS	
FEET	0 ft
STORIES	0 ft for ground floor commercial, 5 ft. for residential
BACK	0 ft for commercial uses, 5 ft. for residential uses
MAX BUILDABLE AREA FOOTPRINT	10,772 SF
MAX BUILDABLE AREA ENVELOPE	32,316 SF
MAX DWELLING UNITS	46
AFFORDABLE UNITS REQUIRED	At least 10% for extremely low income, or 14% for very low income, or 23% for low income
PARKING REQUIRED	Shall not exceed 0.5 space per unit
REQUIRED BICYCLE PARKING	
LONG TERM	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100;1 spaces per 2 units for units 101-200; 1 spaces per 4 unit for units 201+
SHORT TERM	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100;1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+

*Buyer to conduct own due diligence and verify development information. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the development potential. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.



AFFORDABLE HOUSING DEVELOPMENT SCENARIO

Scenario 1: Type V Construction



78 unit 4 story Podium Parking

Unit Count 78 / -
(Avg. 357 SF)
* 63 Affordable Unit Count

Use Multifamily
FAR 2.93 / -
Stories 4 F / -
Heights 42 ft / -



Residential Construction Type Type 5A
Parking Count 2 stalls / 0 stalls
(Avg. 0 per DU)
Bike Parking Count 0 bikes / 0 bikes
Open Space 8,052 SF / 7,800 SF

Scenario 2: Type III / Type I Construction



158 unit 8 story Podium Parking

Unit Count 158 / -
(Avg. 355 SF)
* 127 Affordable Unit Count

Use Multifamily
FAR 5.88 / -
Stories 8 F / -
Heights 82 ft / -



Residential Construction Type Type 3A, Type 1A
Parking Count 2 stalls / 0 stalls
(Avg. 0 per DU)
Bike Parking Count 0 bikes / 0 bikes
Open Space 8,052 SF / 15,800 SF

ED-1 Feasibility Study Provided by Zenerate. Please contact agent for full report and more information.



*Buyer to conduct own due diligence and verify development information. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the development potential. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.



SUBJECT PROPERTY

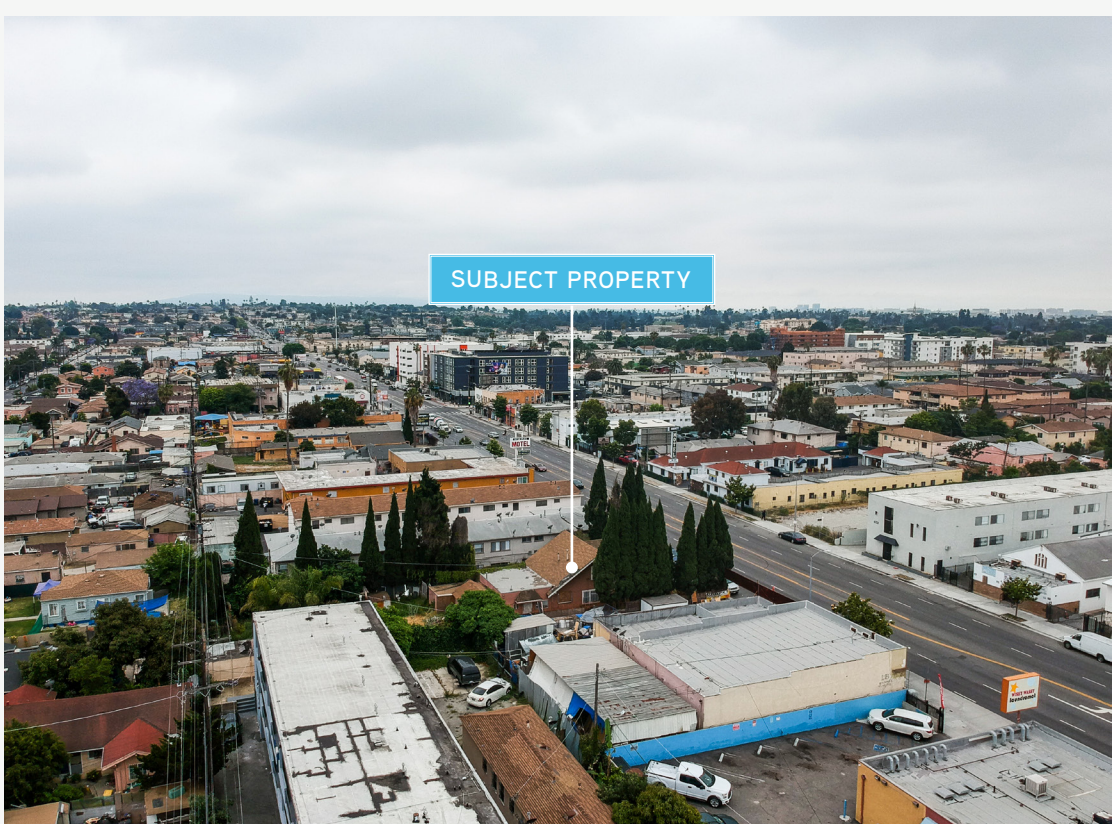
A&B APPLIANCES
WASHERS & DRYERS • REFRIGERATORS & STOVES
323.758.7743
WWW.A&BAPPLIANCES.COM

CABINETS & COUNTERTOPS
New York Floors & Countertops
212-224-8700
CABETS • FINISHES • INSTALLATION

CABINETS
Kitchen Cabinets • Bathroom Cabinets
TEL: 323.758.4741

MOTEL





SOLD COMPARABLES



**6320 CRENSHAW BLVD
LOS ANGELES, CA 90043**

Sale Price	\$1,550,000
Lot Size	10,772
Price/SF	\$144
Zoning	C2-2D-SP Tier 3 TOC

**1 6325 CRENSHAW BLVD
LOS ANGELES, CA 90043**

Sales Price	\$1,895,000
Land Sf	10,890
Price / Sf	\$174
Zoning	LAC2-1
Date Sold	On Market

**2 5718 S WESTERN AVE
LOS ANGELES, CA 90062**

Sales Price	\$1,800,000
Land Sf	10,016
Price / Sf	\$180
Zoning	C2
Date Sold	On Market

**3 3451 W SLAUSON AVE
LOS ANGELES, CA 90043**

Sales Price	\$2,300,000
Land Sf	13,939
Price / Sf	\$165
Zoning	LAC2-ILV-SP - TOC Tier 4
Date Sold	On Market



**4 5975 CRENSHAW BLVD
LOS ANGELES, CA 90043**

Sales Price	\$1,485,000
Land Sf	8,712
Price / Sf	\$170
Zoning	C2-2D-SP
Date Sold	1/18/23

**5 3910 S NORMANDIE AVE
LOS ANGELES, CA 90037**

Sales Price	\$1,150,000
Land Sf	6,504
Price / Sf	\$177
Zoning	LAR3
Date Sold	3/15/22

**6 3320-3326 W 59TH ST
LOS ANGELES, CA 90043**

Sales Price	\$1,895,000
Land Sf	13,534
Price / Sf	\$164
Zoning	C2
Date Sold	3/2/22

**7 4300 S VERMONT AVE
LOS ANGELES, CA 90037**

Sales Price	\$1,150,000
Land Sf	6,682
Price / Sf	\$172
Zoning	C2-1VL-CPIO
Date Sold	12/1/21

WIN HILLS

SOLD COMPARABLES

BALDWIN VISTA

CRENSHAW

LEIMERT PARK

VIEW PARK

VERMONT SQUARE

VERMONT HARBOR

VIEW HILLS

PARADISE MESA HEIGHTS

SOUTH LOS ANGELES

VIEW HEIGHTS

HYDE PARK

VAN NESS

SUBJECT PROPERTY



5

7

2

3

6

1



AREA OVERVIEW

HYDE PARK

Hyde Park is a neighborhood in Los Angeles, California with a population of 36,102. Hyde Park is in Los Angeles County. Living in Hyde Park offers residents an urban suburban mix feel and most residents rent their homes. In Hyde Park there are a lot of parks. Residents of Hyde Park have access to parks including Van Ness Playground and North Park and Edward Vincent Jr Park..

INGLEWOOD

Inglewood offers a high quality of life for city residents with plenty of local attractions. The California Science Center is a free attraction that is a great way to introduce children to the wonders of science. The hands-on displays let children's imaginations run wild. Exposition Park might be the most relaxing area in the city with the fountain that flows year-round standing tall in the center of the park. Wende Museum is a must see for history buffs since it chronicles the Cold War in-depth.

Inglewood has a good collection of public, private, and charter schools that may play a role in your decision making process. When selecting a home for purchase or rent, you will want to check the boundaries to see if your child can go to a highly-rated school. Some of the area's top schools include Animo Inglewood Charter School, Wilder's Preparatory Academy, and City Honors College Prep School. Each of these educational options set a child up for future success at one of the many colleges in the LA area.





73
WALKSCORE

The perfect balance of culture, cuisine, architecture and the community ambiance.



NEIGHBORHOOD AMENITIES

Transportation

- 1 Crenshaw / Slauson Station

Schools

- 2 Centinela Elementary School
- 3 Crenshaw High School
- 4 Hyde Park Elementary
- 5 Luskin High School

Restaurants

- 6 Brother Bar-B-Q
- 7 Fat Burger
- 8 Jack In The Box
- 9 Jamba Juice
- 10 Mama's Chicken
- 11 McDonalds
- 12 Papa Johns
- 13 Pollo Campero
- 14 Popeyes Chicken
- 15 In And Out
- 16 Taco Bell
- 17 Woody's Bar-B-Q

Entertainment

- 18 Hollywood Park
- 19 Intuit Center
- 20 Kia Forum
- 21 Sofi Stadium
- 22 YouTube Theater

Shopping

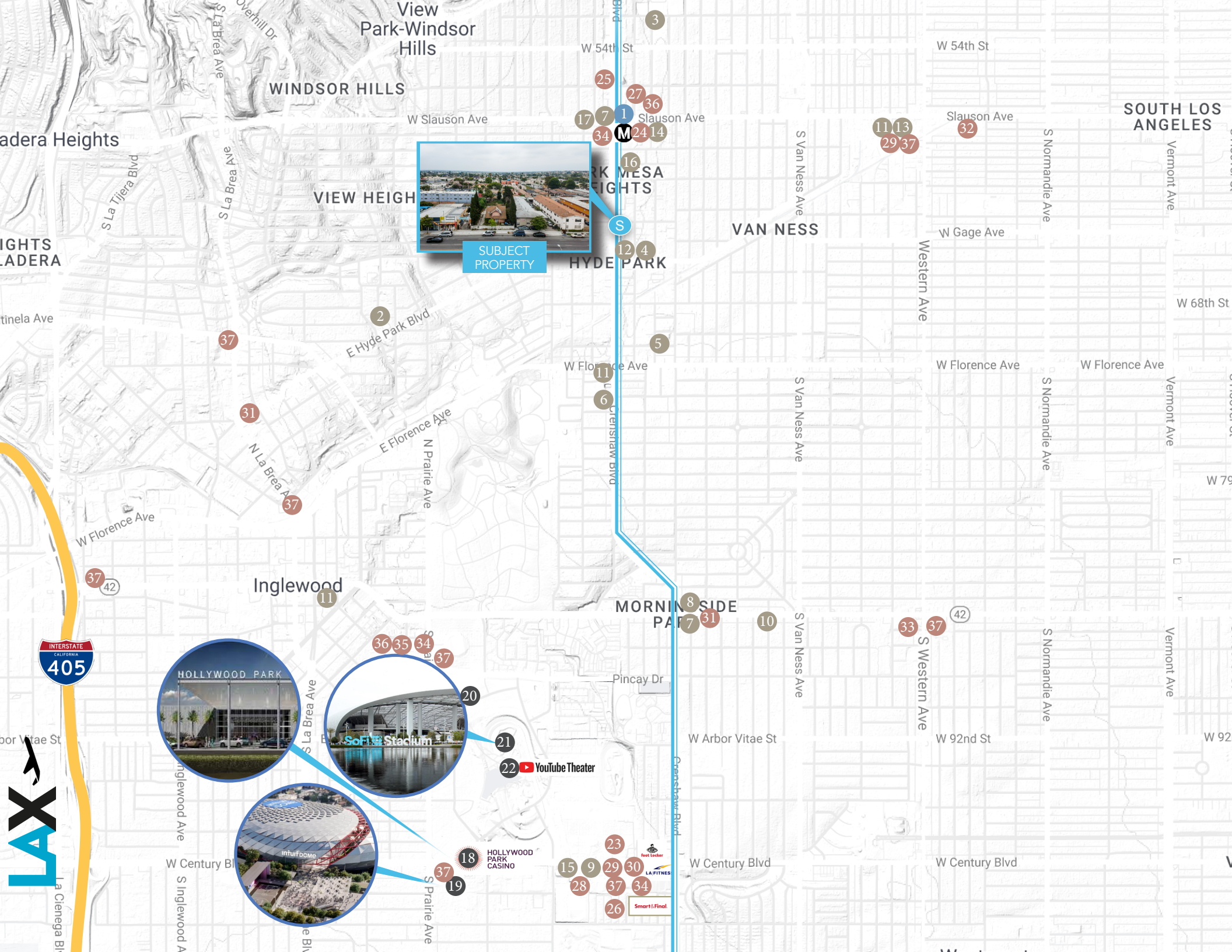
- 23 Target
- 24 Auto Zone
- 25 Bank of America
- 26 Costco
- 27 Crenshaw Farmers Market
- 28 Walgreens
- 29 Home Depot
- 30 Aldi
- 31 Ralphs
- 32 Slauson Super Mall
- 33 Superior Groceries
- 34 US Bank
- 35 Vons
- 36 Wells Fargo
- 37 Starbucks



Metro K Line | Crenshaw and Slauson Station



Los Angeles International Airport (LAX)



SUBJECT PROPERTY

INTERSTATE CALIFORNIA 405



YouTube Theater

HOLLYWOOD PARK CASINO

LA FITNESS

Smart & Final

LAX

6320 CRENSHAW BLVD

LOS ANGELES, CA 90043



NEEMA AHADIAN
Senior Managing Director of Investments
Tel: (310) 909-5444
neema@marcusmillichap.com
License: CA 01346750

BEN LEE
Associate of Investments
Tel: (310) 909-2317
ben.lee@marcusmillichap.com
License CA #02123715

Marcus & Millichap
THE NEEMA GROUP

Exclusively Listed By: