

1432

E 25th Street
Los Angeles CA 90011

Marcus & Millichap
THE NEEMA GROUP



DTLA ADJACENT AFFORDABLE HOUSING OPPORTUNITY | DELIVERED RTI FOR 55 UNITS |
LOW PRICE PER BUILDABLE UNIT | COST-EFFICIENT DESIGN WITH NO TENANT RELOCATION 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 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 of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, 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



10,509 SF Lot with Alley Access

Property Summary

PROPERTY INFORMATION

ADDRESS: 1432 E 25th St,
Los Angeles, CA 90011

APPROX. LOT SIZE: 10,509 SF

PARCEL NUMBER: 5118-009-030

PROPERTY TYPE: Land

PROJECT INFORMATION

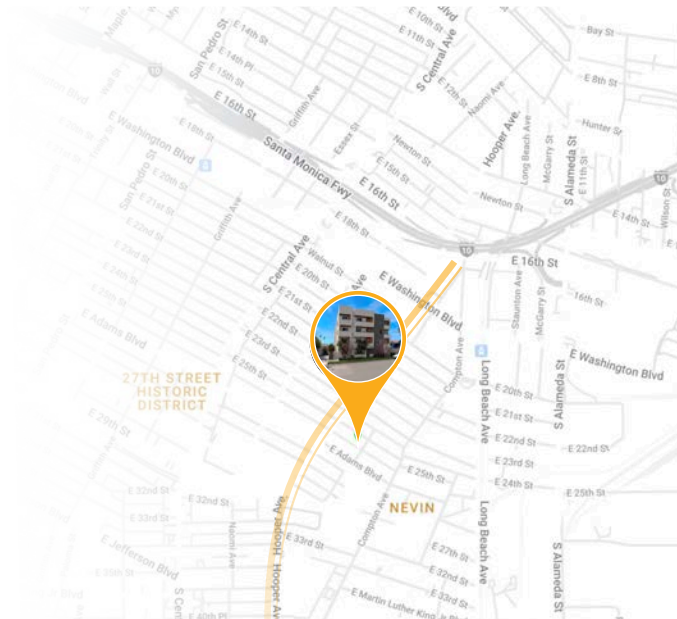
OFFERING PRICE: \$2,450,000

BUILDABLE UNITS: 55

PRICE / BUILDABLE UNIT: \$44,545

FLOORS: 4

CONSTRUCTION: Type V-A



Investment Highlights



The Neema Group is pleased to present an affordable housing development opportunity at 1432 E 25th St just south of Downtown Los Angeles. The 10,509 SF lot will be delivered RTI for 54 income-restricted units and 1 manager unit. The project is located between Hooper Ave and Compton Ave, just 3 miles east of USC.



The project is offered at a low \$44,545 per buildable unit, with no tenant relocation required. There is currently an existing 4,196 SF structure that will be delivered vacant at the close of escrow.



Plans call for 6 singles (320 SF) and 49 one-bedroom units (388 SF) with no parking required. The four-story building totals 26,048 SF and includes amenities such as a 4,400 SF communal roof deck, allowing residents unobstructed views of Downtown Los Angeles to the north.



Located in a dense, infill location of South Los Angeles with an easy commute to Downtown and Vernon; walk score of 77 and walking distance to multiple Metro local lines and the Metro A rail line



The cost efficient design calls for four stories of Type V construction, with no parking requirements.



Design features of the project include stucco-clad, vertically undulating balconies sweeping across the main elevation seamlessly integrating modern design elements with functionality.



Potential design finishes for the balconies include a wood-trim on all inside-facing planes, a design element that is continued through the building's exterior-facing corridors, creating outstanding visual appeal, elevating the project above other new developments.





HOOPER AVE

25th STREET



E ADAMS BLVD

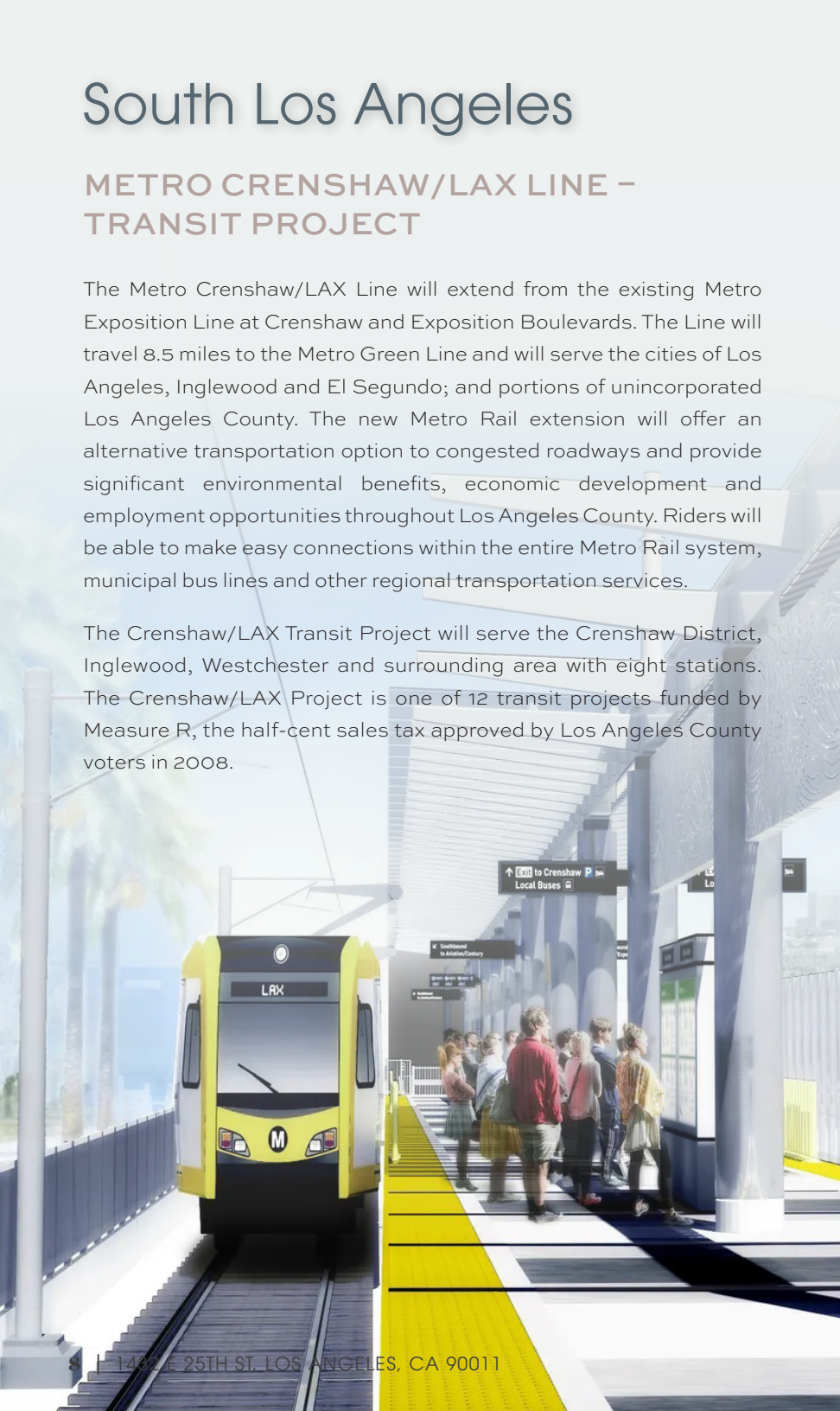
25th STREET

South Los Angeles

METRO CRENSHAW/LAX LINE – TRANSIT PROJECT

The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County. The new Metro Rail extension will offer an alternative transportation option to congested roadways and provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County. Riders will be able to make easy connections within the entire Metro Rail system, municipal bus lines and other regional transportation services.

The Crenshaw/LAX Transit Project will serve the Crenshaw District, Inglewood, Westchester and surrounding area with eight stations. The Crenshaw/LAX Project is one of 12 transit projects funded by Measure R, the half-cent sales tax approved by Los Angeles County voters in 2008.



1432 E 25TH ST, LOS ANGELES, CA 90011

The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County. The new Metro Rail extension will offer an alternative transportation option to congested roadways and provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County. Riders will be able to make easy connections within the entire Metro Rail system, municipal bus lines and other regional transportation services.

1432 E 25TH ST, LOS ANGELES, CA 90011



SOFI STADIUM

SoFi Stadium is a stadium and entertainment complex that opened in 2020 in under construction in Inglewood, California, United States. It is located at the former site of the Hollywood Park Racetrack, approximately 3 miles (4.8 km) from LAX, immediately southeast of The Forum.

The stadium serves as the home for the Los Angeles Rams and Los Angeles Chargers of the National Football League (NFL). It serves as the home of the LA Bowl. During the 2028 Summer Olympics, the stadium is expected to host the opening and closing ceremonies, soccer, and archery.

The new home for the Los Angeles Chargers and Rams will be the largest stadium in the NFL. Costing nearly \$5 Billion (\$ 4.963 Billion), the 3 Million sq .Ft . stadium is set to be the largest stadium in the NFL and will be able to seat 70 ,240.

The NFL stadium is only one part of a larger plan . The area around the stadium, known as Hollywood Park, is also under construction and will include about 3 ,000 new residential units, 620 ,000 square feet of shops and restaurants, green space including a manmade lake, and lastly a revamped casino . The new Hollywood Park is expected to be completed in 2023.



NEW HOLLYWOOD PARK

Next to the \$4.9 billion stadium, a massive new neighborhood and shopping complex with thousands of homes, plus new stores, restaurants, and a hotel, has been in the works for more than a decade.

The entire 238-acre property was acquired by developers Wilson Meany and Stockridge in 2005, but construction didn't break ground until 2014, due to the downturn in the housing market.

The site doesn't look like much now; it's mainly used as a staging area for the incredible amount of equipment needed to build the stadium. But as the stadium has been completed, work on the vast residential community is scheduled to ramp up. When fully finished (representatives have not said when that will be), the new Hollywood Park will be made up of 2,500 units of housing, 620,000 square feet of retail space, a "social hub" with a "culinary marketplace" and "giant outdoor movie screen," a 300-room luxury hotel, and a revamped Hollywood Park Casino.

At the same time, the developers want the project to stand out. Winding streets and paths will set the area apart when viewed from above, or what Hart Howerton describes as the "Fifth Elevation." The massive site is easily spotted through the windows of the 1,500 aircrafts that fly overhead and land nearby at LAX daily.

Those paths probably won't be quite as eye-grabbing as the giant billboard that's set to adorn the roof of the new stadium, but the aerial view is impressive.

Nearby Retail & Amenities

TRANSPORTATION

- 1 Bus Stop - Admas / Hooper
- 2 Bus Stop - Central / Adams
- 3 Metro Link - Washington Station

SCHOOLS

- 1 University Of Southern California
- 2 Thomas Jefferson High School
- 3 Nevin Ave Elementary School

RETAIL

- 1 Burger King
- 2 Tacos Gavilin
- 3 Tams Burgers
- 4 Family Market
- 5 Superior Grocers
- 6 Five Guys Burgers
- 7 King Taco
- 8 Planet Fitness
- 9 McDonalds
- 10 KFC

1432
E 25th Street
Los Angeles CA 90011



6

UNIVERSITY OF
SOUTHERN CALIFORNIA

EXPOSITION PARK

HISTORIC
SOUTH CENTRAL

27TH STREET
HISTORIC
DISTRICT

1432
E 25th Street
Los Angeles, CA 90011

NEVIN

SOUTH
FIGUEROA
CORRIDOR

THE NEEMA GROUP | MARCUS & MILLICAP

Sales Comparables



1432 E 25TH ST,
LOS ANGELES, CA 90011

SALE PRICE	\$2,450,000
NO. OF UNITS	55
PRICE/UNIT	\$44,545
FLOORS	4
CONSTRUCITON TYPE	Type V-A
RTI	YES
TYPE	100% Affordable
DATE SOLD	-



1

4345 S WOODLAWN AVE,
LOS ANGELES, CA 90033

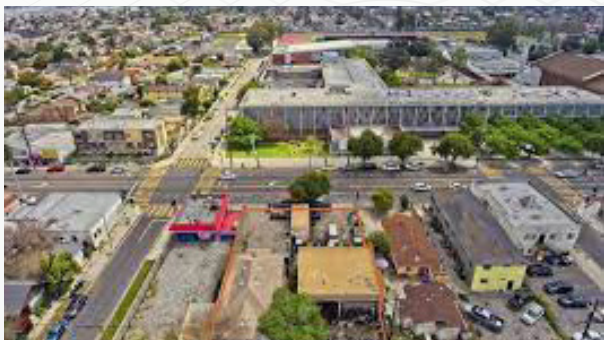
SALE PRICE	\$1,950,000
NO. OF UNITS	33
PRICE/UNIT	\$59,091
FLOORS	5
CONSTRUCITON TYPE	Type 111B
RTI	YES
TYPE	100% Affordable
DATE SOLD	On Market



2

5318 S HOOVER ST,
LOS ANGELES, CA 90037

SALE PRICE	\$3,350,000
NO. OF UNITS	57
PRICE/UNIT	\$58,772
FLOORS	4
CONSTRUCITON TYPE	Type V-A
RTI	YES
TYPE	100% Affordable
DATE SOLD	On Market



3

7655 S SAN PEDRO ST,
LOS ANGELES, CA 90003

SALE PRICE	\$1,990,000
NO. OF UNITS	40
PRICE/UNIT	\$49,750
FLOORS	4
CONSTRUCITON TYPE	Type V-A
RTI	YES
TYPE	100% Affordable
DATE SOLD	On Market



4

10820 S AVALON BLVD,
LOS ANGELES, CA 90061

SALE PRICE	\$1,450,000
NO. OF UNITS	36
PRICE/UNIT	\$40,278
FLOORS	4
CONSTRUCITON TYPE	Type V-A
RTI	YES
TYPE	100% Affordable
DATE SOLD	7/17/23

1432
E 25th Street
Los Angeles CA 90011

Sales Comparables Map



4345 S WOODLAWN AVE



5318 S HOOVER ST



7655 S SAN PEDRO ST



10820 S AVALON BLVD



1432 E 25TH STREET



1432

E 25th Street
Los Angeles CA 90011

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