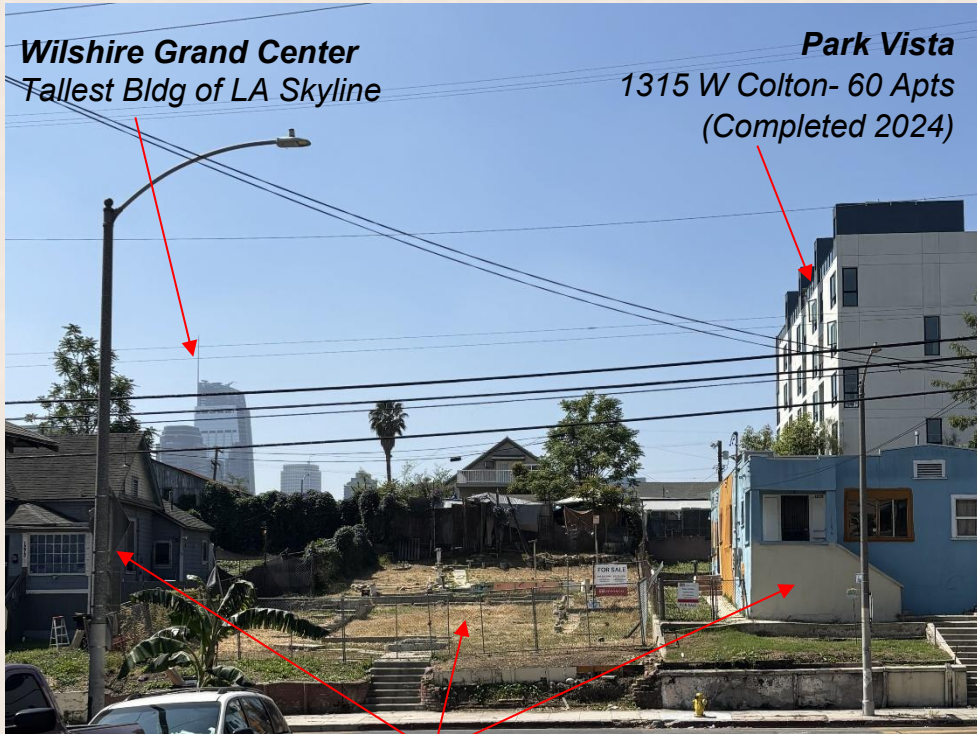


1272, 1274, & 1276 W COURT ST

Los Angeles, CA 90026

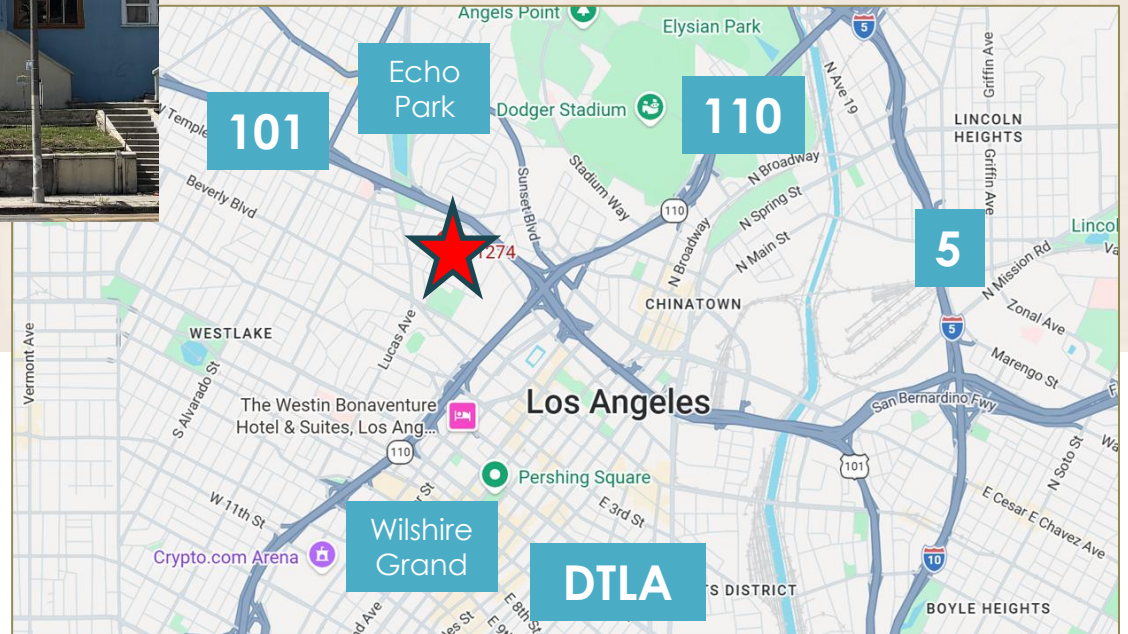


**3 Lot Assemblage -
Sold Together or Separate**

FOR SALE

**3 Parcel Assemblage for
\$2,400,000**

**High Density Multi-family
Redevelopment Site**



- ❖ **21,021 SF Contiguous Land**
- ❖ **Emerging Area**
- ❖ **R4 Zoned Property**
- ❖ **City Light Views**

1272, 1274, & 1276 W COURT ST

Los Angeles, CA 90026

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical 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. Keller Williams 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, PCBs or asbestos, the compliance with local, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams 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.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

kw PASADENA
KELLERWILLIAMS REALTY

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

1

Executive Summary



PROPERTY OVERVIEW

Emerging Area – Multi-family Property For Sale – 21,021 Sq. Ft. Contiguous Land!

This incredible assemblage of three parcels (APNs 5160-019-030, 031 & 032) encompasses approximately 21,021 SF (0.48 acres) of land in the heart of Los Angeles' Westlake neighborhood, just west of Downtown.

The property includes an existing vacant duplex and an occupied single-family residence with a secured tenant buyout scheduled for vacancy by June 1, 2026 (tenant compensation currently held in escrow).

Over the past five years, the Westlake area has undergone a major revitalization, with hundreds of new residential units built within a few blocks of the subject site.

Investment Potential:

- Redevelop the entire site
- Construct new units on vacant parcels
- Add units or ADUs
- Land bank for future value

The property's residentially dense zoning - R4(CW)-75/3-0 (allowing 400 SF of land per dwelling unit, 75' height limit, and 3.0 FAR) - supports a wide range of development strategies.

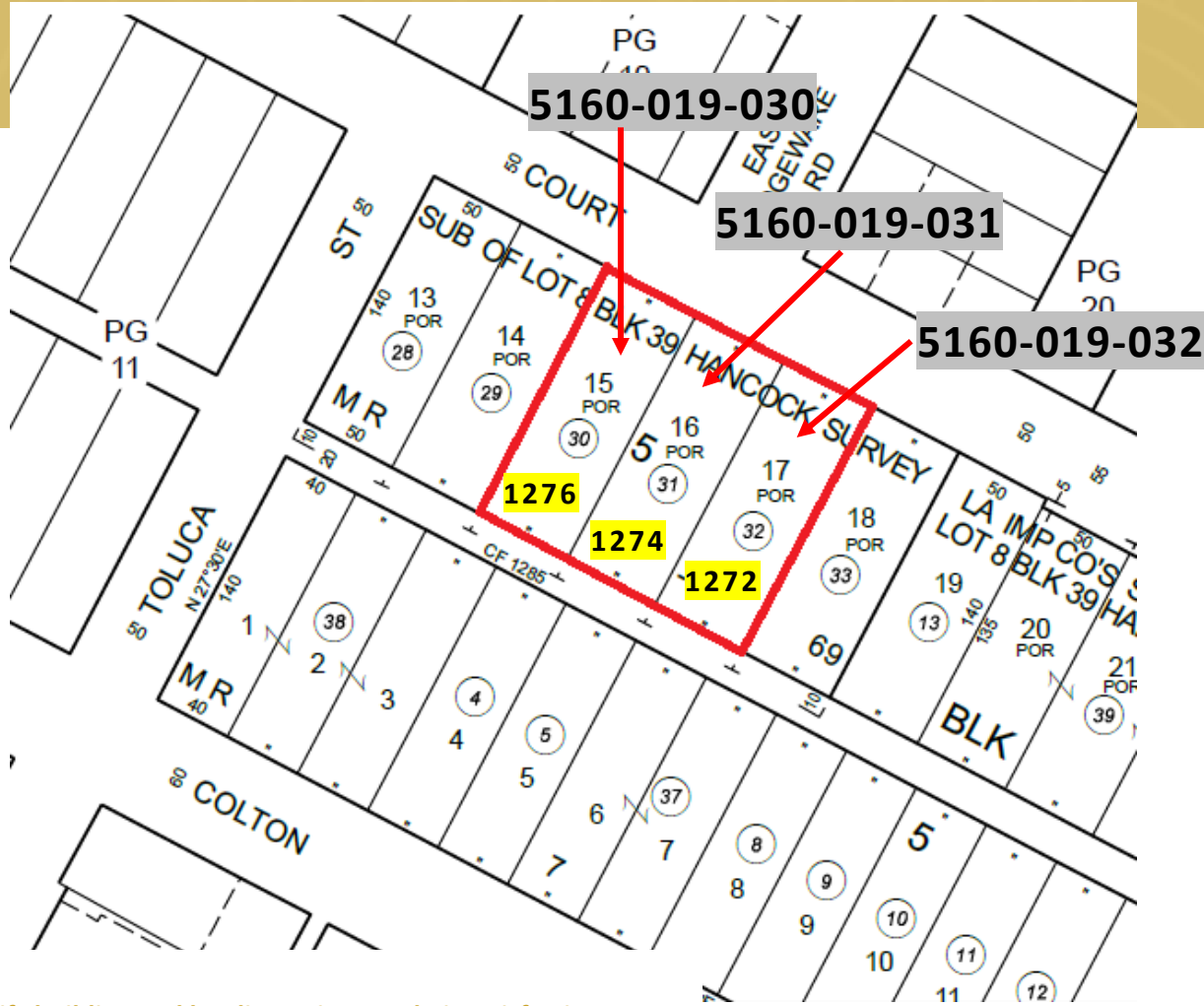
The seller will consider selling each lot individually, offering investors optionality based on their desired scale and timing. See page 4 for pricing.

KEY HIGHLIGHTS

- Central Location – A short uber ride to Crypto.com Arena, Dodger Stadium, the Music Center, The Broad Museum, Echo Park, Chinatown, Little Tokyo
- Views – Stunning city light views of the Downtown Los Angeles skyline.
- Emerging Area – Within a few blocks of the site there are close to 500 new units across 7 new apartment communities and even more beyond that immediate area.
- Contiguous Parcels- A substantial plot of contiguous land, ideal for residential development projects
- Multi-family Zoning – Existing zoning allows high density multi-family communities.
- TOC Tier 1 – City of Los Angeles Transit Oriented Communities Affordable Housing Incentive Program. Tier to be verified with current transportation services.
- QCT – Site is within QCT designated areas that are sought after by affordable housing tax credit developers (Qualified Tracts Area per 2025 & 2026 HUD map).
- High Quality Transit Corridor – Within 1/2 Mile
- AB2334 – Low Vehicle Travel Area, AB 2097 – Parking Reductions, and other local and statewide housing development incentives

This property offers great variety for potential redevelopment uses. Don't miss out on this exceptional commercial real estate opportunity!

ASSEMBLAGE – Priced at \$2,4000,000



Buyer to independently verify building and lot dimensions to their satisfaction.

| | ADDRESS | APN | TYPE | UNITS | YEAR BUILT | BUILDING SF | LOT SF |
|---------------|---------------------|--------------|----------------|----------|------------|--------------|---------------|
| 1 | 1272 W Court Street | 5160-019-032 | Single Family* | 1 | 1890 | 1,250 | 7,006 |
| 2 | 1274 W Court Street | 5160-019-031 | Vacant Land | - | - | - | 7,007 |
| 3 | 1276 W Court Street | 5160-019-030 | Duplex** | 2 | 1923 | 1,806 | 7,008 |
| Totals | | | | 3 | | 3,056 | 21,021 |

*Tenants to vacate by June 1, 2026 - Do not disturb tenants.

** Unoccupied, Utilities to structure removed, Demolition Permit in process.

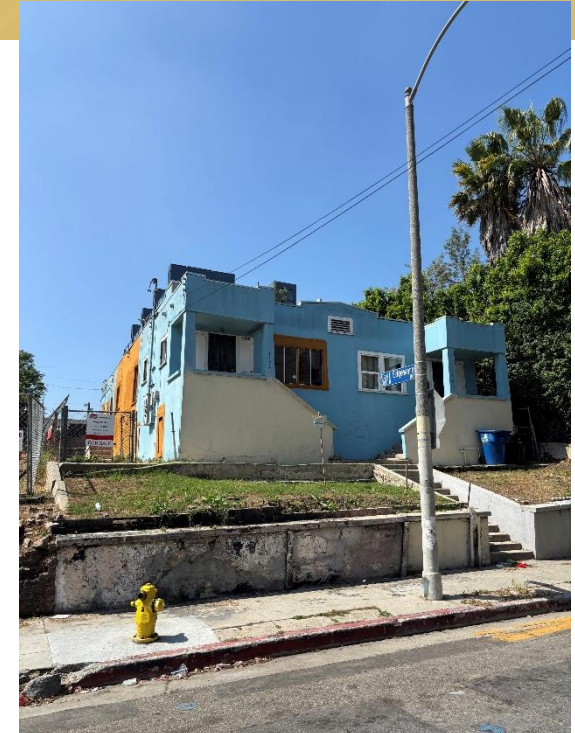
SOLD SEPARATELY PRICING



**1272 W Court
Single Family Home**



**1274 W Court
Vacant Lot**



**1276 W Court
Duplex**

| | ADDRESS | APN | TYPE | ZONING | UNITS | YEAR BUILT | BUILDING SF | LOT SF | INDIVIDUAL PRICE | STATUS |
|---|---------------------|--------------|----------------|---------|-----------------|------------|-------------|--------|------------------|----------------------------------|
| 1 | 1272 W Court Street | 5160-019-032 | Single Family* | R4 (CW) | Qty 1 - 2bd/1ba | 1890 | 1,250 | 7,006 | \$1,000,000 | Occupied, Vacant by June 1, 2026 |
| 2 | 1274 W Court Street | 5160-019-031 | Vacant Land | R4 (CW) | 0 | - | - | 7,007 | \$700,000 | Vacant |
| 3 | 1276 W Court Street | 5160-019-030 | Duplex** | R4 (CW) | Qty 2 - 1bd/1ba | 1923 | 1,806 | 7,008 | \$1,000,000 | Vacant |

*Tenants to vacate by June 1, 2026 - **Do not disturb tenants.**

** Unoccupied, Utilities to structure removed, Demolition Permit in process.

Buyer to independently verify building and lot dimensions to their satisfaction.

WELL FINDER REFERENCE



Buyer to independently verify oil wells to their satisfaction.

Mapped wells can be found online <https://www.conservation.ca.gov/calgem/Pages/Wellfinder.aspx> . Purple circles noted on map above indicate idle oil & gas wells and Grey circles indicate plugged oil & gas wells as shown on Cal Gem Well Finder. Area is known for historical existence of oil wells. Further information can be found online at <https://www.conservation.ca.gov/calgem> for the California Department of Conservation, Geologic Energy Management Division (Cal Gem).

EMERGING AREA NEW APARTMENT DEVELOPMENTS

215 N Toluca - 60 Units
(Completed 2024)

**1272,1274, 1276
W Court St.**

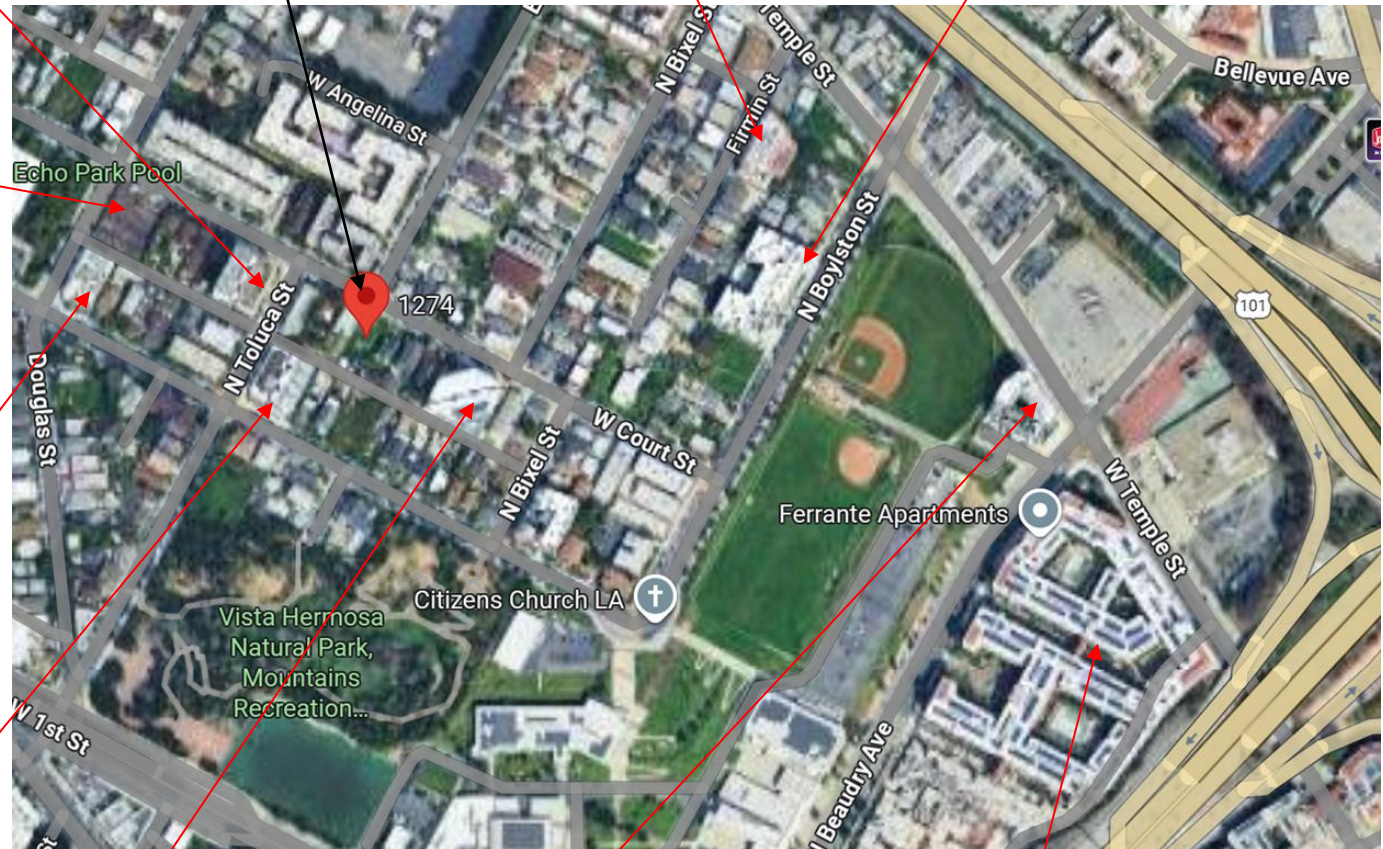
430 Firmin - 64 Units
(Completed 2023)

East View
411 N Boylston - 121 Units
(Completed 2020)

1350 W Court - 69 Units
(Under Construction,
Expected Completion
Fall 2026)

Inspire
1363 Colton - 47 Units
(Completed 2021)

Park & Vista
1315 W Colton- 60 Units
(Completed 2024)



Canyon
1250 W Court- 54 Units
(Completed 2021)

The Aurora
1100 W Temple – 54 Units
(Completed 2022)

Ferrante – Mixed-Use
1000 Temple – 1,150 Units
(Completed Late 2025)

EMERGING AREA NEW APARTMENT - RENTS

Rent & Unit Types – Completed Projects

Park & Vista – 60 Units

200 N Toluca St/ 1315 W Colton, Los Angeles, CA

Unit Types: Studio – 2 Bed / 1–2 Bath

Size Range: 558 – 1,232 SF

Rent Range: \$1,995 – \$4,350



Inspire – 47 Units

1363 Colton St, Los Angeles, CA

Unit Types: Studio – 3 Bed / 1–3 Bath

Size Range: 557 – 1,363 SF

Rent Range: \$1,999 – \$3,695



East View – 121 Units

327 N Boylston St, Los Angeles, CA

Unit Types: Studio – 2 Bed / 1–2 Bath

Size Range: 555 – 1,267 SF

Rent Range: \$2,075 – \$6,155



The Aurora – 54 Units

1,100 W Temple, Los Angeles, CA

Unit Types: Studio - 1 bd/ 1 Bath

Size Range: 628 – 700 SF

Rent Range: \$1,850 - \$2,395



2

Market Comparables



Land Sales Comparables

LAND SALES

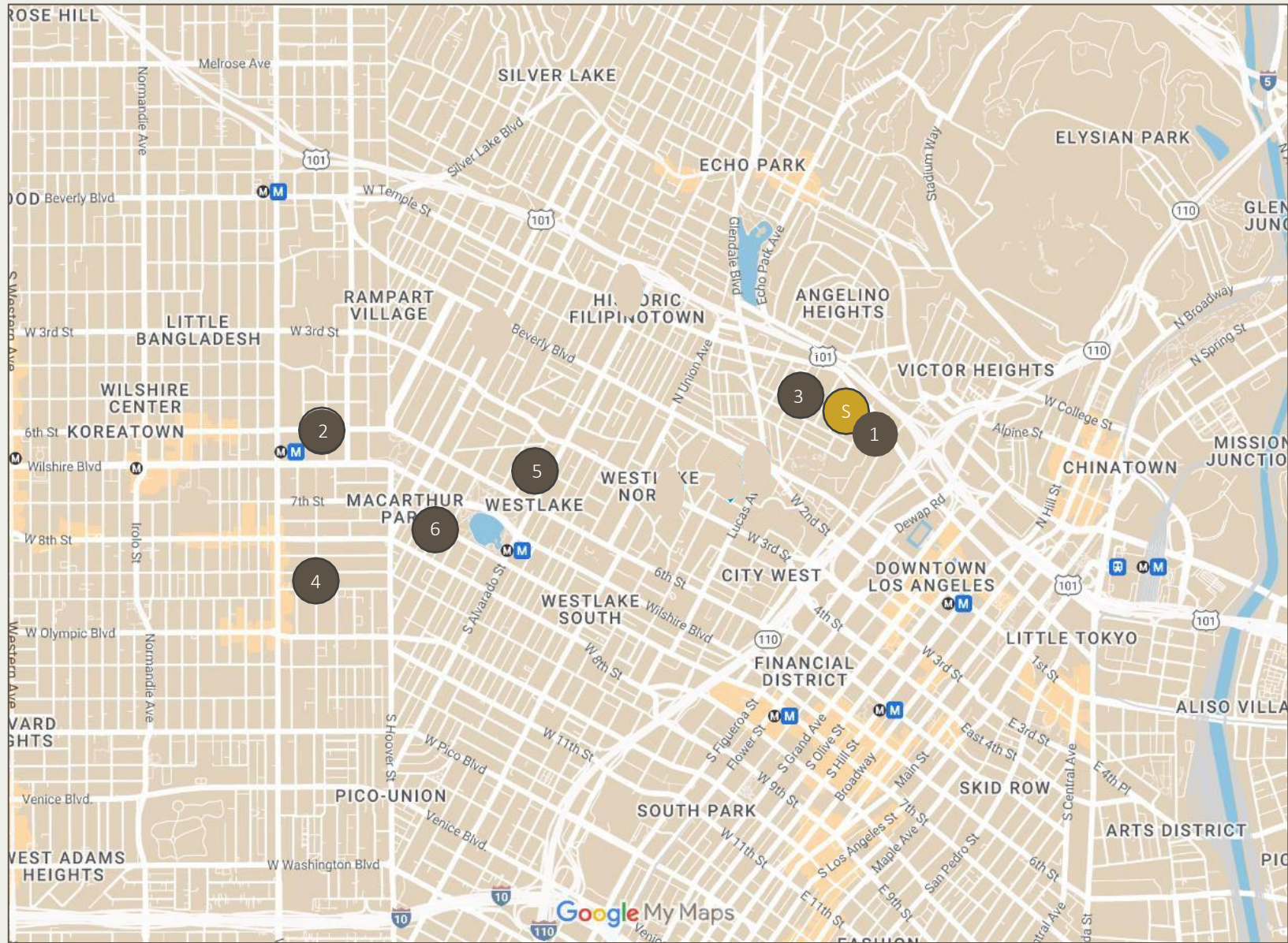
| | ADDRESS | TYPE | LOT SIZE | SALE DATE | PRICE | PRICE/LOT AREA |
|-----------------|--|------|---------------|------------|---------------------|----------------|
| 1 | 311 Firmin St Los Angeles, CA 90026 | Land | 21,768 | 4/24/2025 | \$1,960,000 | \$90 |
| 2 | 3019 W 6th St Los Angeles, CA 90020 | Land | 4,792 | 2/25/2025 | \$1,200,000 | \$250 |
| 3 | 314 N Douglas St Los Angeles, CA 90026 | Land | 5,718 | 10/4/2024 | \$1,250,000 | \$219 |
| 4 | 933 S Westmoreland Ave Los Angeles, CA 90026 | Land | 9,546 | 1/4/2024 | \$ 1,350,277 | \$141 |
| 5 | 417-419 S Alvarado St Los Angeles, CA 90057 | Land | 15,000 | 12/14/2023 | \$2,925,000 | \$195 |
| 6 | 744 S. Carondelet St Los Angeles, CA 90057 | Land | 7,500 | 5/24/2023 | \$1,300,000 | \$173 |
| AVERAGES | | | 10,721 | | | \$178 |

SUBJECT

| | | | | | | |
|---|---|------|--------|--|--------------------|-------|
| S | 1272,1274,1276 W Court St Los Angeles, CA 90026 | Land | 21,021 | | \$2,400,000 | \$114 |
| S | 1274 W Court St (ONLY) Los Angeles, CA 90026 | Land | 7,007 | | \$700,000 | \$99 |

Land Sales Comparables

LAND SALES

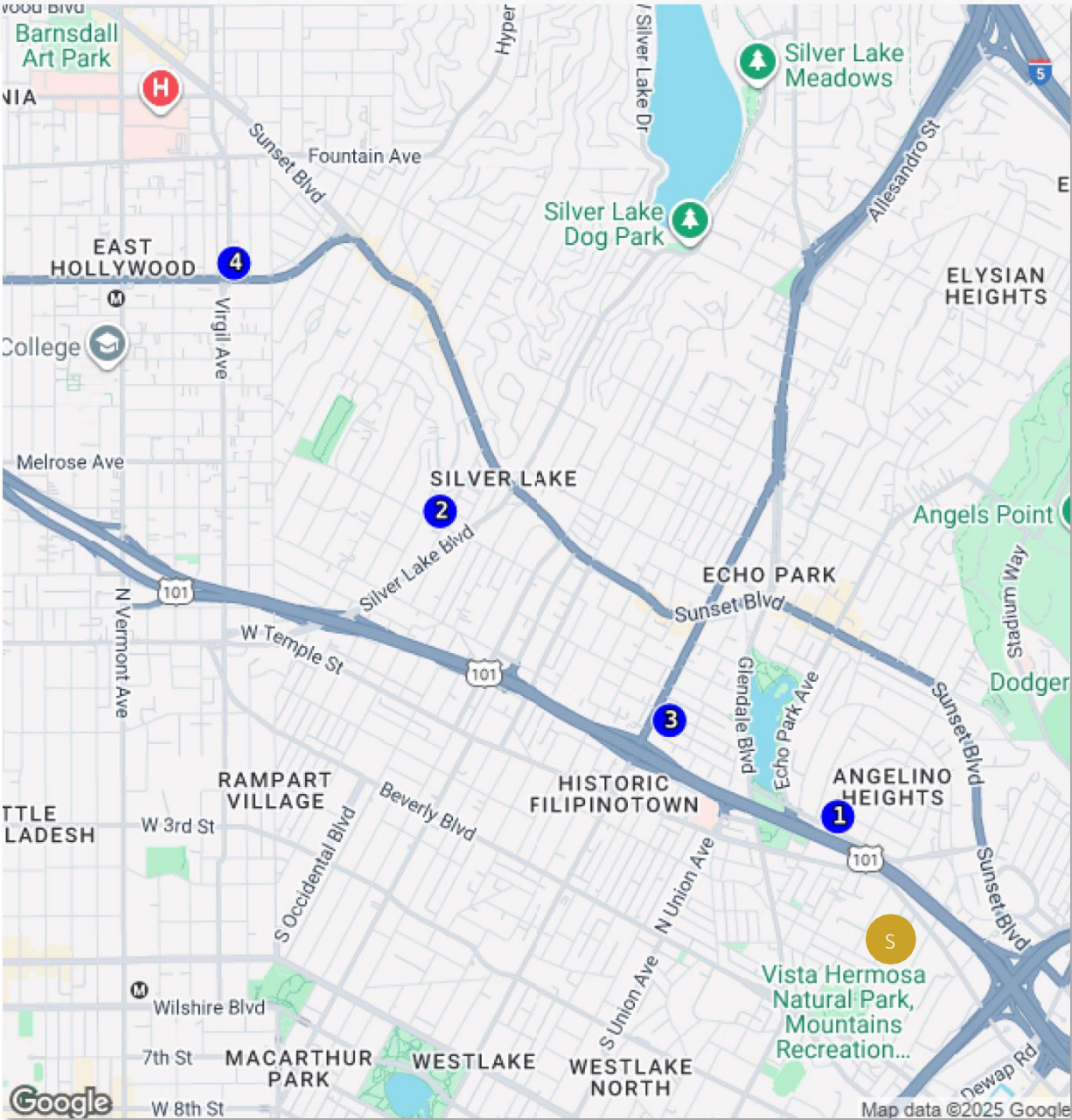


Duplex Sales Comparables

DUPLIX SALES

| | ADDRESS | TYPE | BLDG SIZE | LOT SIZE | SALE DATE | PRICE | PRICE/SF BLDG |
|-----------------|--|--------|--------------|--------------|-----------|--------------------|---------------|
| 1 | 1446 Calumet Avenue Los Angeles, CA 90026 | Duplex | 2,564 | 5,245 | 7/25/2025 | \$1,050,000 | \$410 |
| 2 | 811 N Vendome Street Los Angeles, CA 90020 | Duplex | 1,908 | 6,714 | 1/22/2025 | \$1,100,000 | \$577 |
| 3 | 1938 Clinton Street Los Angeles, CA 90026 | Duplex | 1,777 | 5,604 | 2/25/2025 | \$870,000 | \$490 |
| 4 | 1118 N Virgil Avenue Los Angeles, CA 90026 | Duplex | 1,425 | 5,954 | 6/5/2025 | \$895,000 | \$628 |
| AVERAGES | | | 1,919 | 5,879 | | | \$526 |
| SUBJECT | | | | | | | |
| S | 1276 W Court St (ONLY) Los Angeles, CA 90026 | Duplex | 1,806 | 7,708 | | \$1,000,000 | \$553 |

Duplex Sales Comparables



3

The Location



Westlake Neighborhood

Bridging the Gap Between Downtown LA and Koreatown

Westlake's central location near Downtown Los Angeles results in excellent walkability and accessibility for its residents. The subject is within walking distance of stops on the Metro Red and Purple lines, one stop away from the Metro Blue and Expo lines, within a block of stops for five bus lines, and at the heart of the Los Angeles freeway system.

Westlake is adjacent to other notable neighborhoods, including Echo Park, Pico Union, Downtown and Koreatown. The neighborhood is extremely dense, with endless streets lined with small businesses. MacArthur Park, designated as the City of Los Angeles Cultural Monument #100, is located in Westlake and is adjacent to the Metro's Westlake/MacArthur Park Station, which affords access to the Red and Purple lines. Those lines provide public transportation toward Downtown, North Hollywood and toward Koreatown, with West Side extensions projected to be completed in 2027.





Steps from Downtown Los Angeles

Culture, Energy, and Growth:

Downtown Los Angeles has evolved into one of the most dynamic and walkable urban centers on the West Coast. The area offers a world-class mix of **arts, culture, dining, and entertainment**, anchored by iconic destinations like **The Broad Museum, Walt Disney Concert Hall, and the Museum of Contemporary Art (MOCA)**. The historic **Theatre District** and **Music Center** bring together renowned performing arts venues including the **Ahmanson Theatre, Mark Taper Forum, and Dorothy Chandler Pavilion**, hosting everything from Broadway productions to LA Opera.

A Hub for Sports, Dining, and Nightlife

Just minutes away, **Crypto.com Arena** (home to the Lakers, Kings, and Sparks) and **LA Live** offer year-round excitement with concerts, sporting events, and premier restaurants. The neighborhood's transformation continues with new mixed-use developments, boutique hotels, rooftop lounges, and Michelin-rated dining destinations. Residents enjoy easy access to the **Metro rail lines, freeways, and bike lanes**, connecting DTLA to every part of the region—from the Arts District and South Park to Echo Park and Silver Lake.

VICINITY MAP





Westlake Location



Court & Firmin | Los Angeles, CA 90026

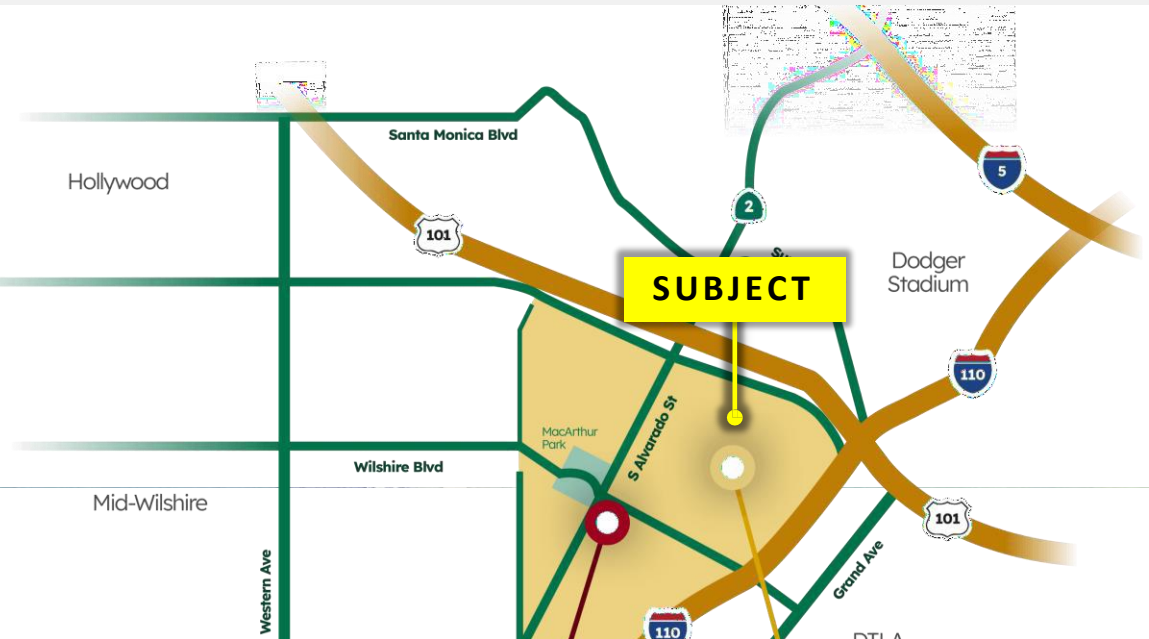


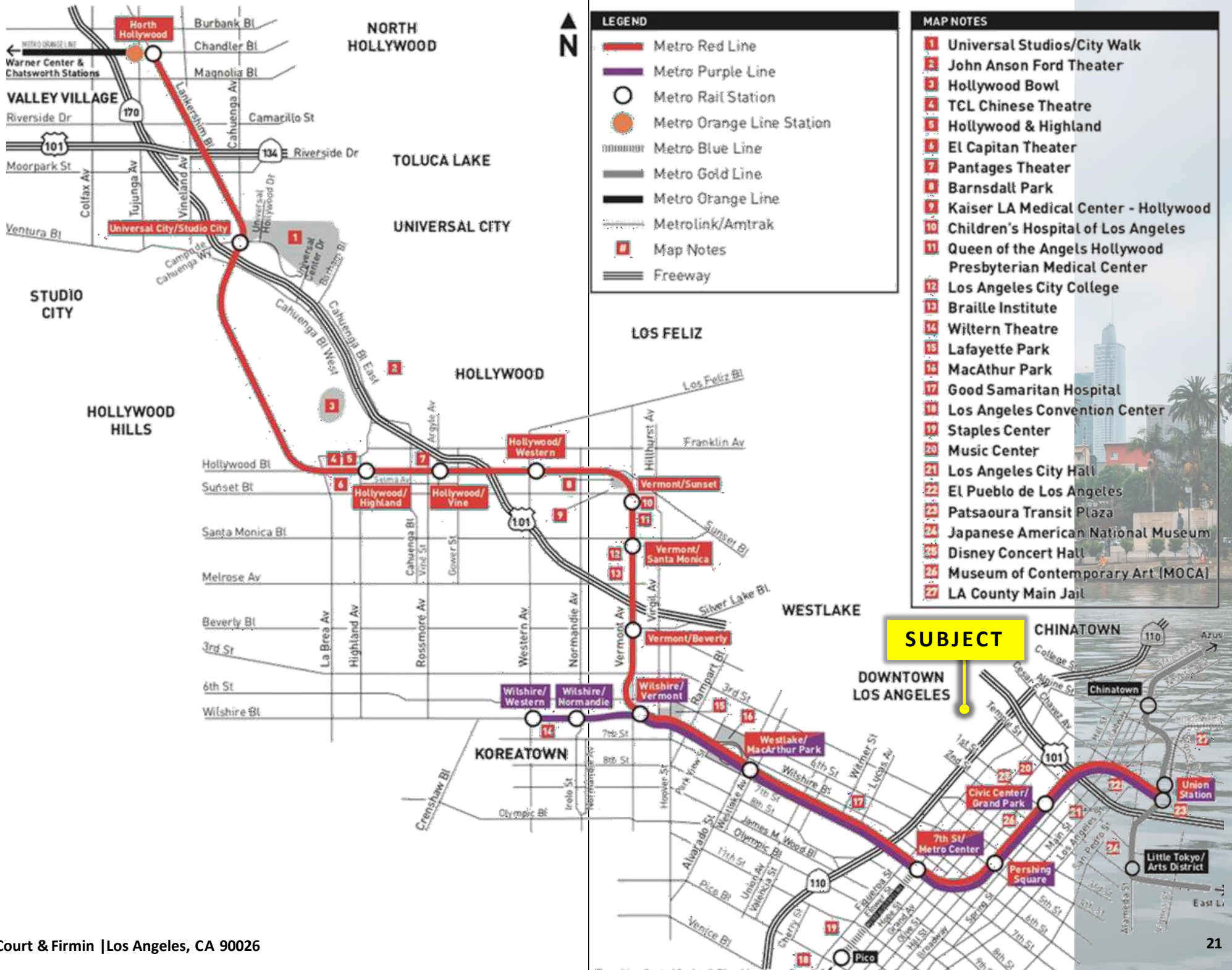
CENTRO WESTLAKE

The Walter J Company is proposing Centro Westlake to the Westlake neighborhood—one of Los Angeles' most diverse and entrepreneurial communities.

The proposed Project is a Joint Development project with LA Metro and is situated along Westlake Avenue between Wilshire Boulevard and 7th Street, located above the Westlake/MacArthur Park Metro Station.

Centro Westlake will reflect the Westlake neighborhood—rich with culture, community, and history. Located above the Metro B (Red) Line, the location is already a natural gathering point in the community. Centro Westlake will encourage such gatherings and enhance community connections by creating access to housing, transportation, health and wellness services, and economic opportunities.





LEGEND

- Metro Red Line
- Metro Purple Line
- Metro Rail Station
- Metro Orange Line Station
- ▬▬▬▬ Metro Blue Line
- ▬▬▬▬ Metro Gold Line
- ▬▬▬▬ Metro Orange Line
- ▬▬▬▬ Metrolink/Amtrak
- Map Notes
- ▬▬▬▬ Freeway

- MAP NOTES**
- 1 Universal Studios/City Walk
 - 2 John Anson Ford Theater
 - 3 Hollywood Bowl
 - 4 TCL Chinese Theatre
 - 5 Hollywood & Highland
 - 6 El Capitan Theater
 - 7 Pantages Theater
 - 8 Barnsdall Park
 - 9 Kaiser LA Medical Center - Hollywood
 - 10 Children's Hospital of Los Angeles
 - 11 Queen of the Angels Hollywood Presbyterian Medical Center
 - 12 Los Angeles City College
 - 13 Braille Institute
 - 14 Wiltern Theatre
 - 15 Lafayette Park
 - 16 MacArthur Park
 - 17 Good Samaritan Hospital
 - 18 Los Angeles Convention Center
 - 19 Staples Center
 - 20 Music Center
 - 21 Los Angeles City Hall
 - 22 El Pueblo de Los Angeles
 - 23 Patsaoura Transit Plaza
 - 24 Japanese American National Museum
 - 25 Disney Concert Hall
 - 26 Museum of Contemporary Art (MOCA)
 - 27 LA County Main Jail

SUBJECT

DOWNTOWN LOS ANGELES

1272, 1274, & 1276 W COURT ST

Los Angeles, CA 90026

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