

OFFERING MEMORANDUM

10131 JOHANNA AVE
SUNLAND, CA 91040

RARE
DEVELOPMENT
OPPORTUNITY:

**13.5 AC ZONED FOR
17 LUXURY SFRS**

ZONING: LARE40

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PROPERTY OVERVIEW

10131 JOHANNA AVE
SUNLAND, CA 91040

DEVELOP 13.5 ACRES IN SUNLAND

- Opportunity for an Developer to build a community of at least 17 Luxury Single Family Homes
- Chance to increase density with a zoning variance to Condos/Townhomes.
- New build (less than 5 years) SFR comps sell north of \$600/ft
- Property is surrounded by Million dollar homes.
- Convenient access to 210 and 5 freeways.
- Close to Restaurants, 7-11, Ralphs, Starbucks, McDonald's, and Sunhill Shopping Center.



PROPERTY PHOTOS

10131 JOHANNA AVE
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DEVELOPMENT PRO FORMA

10131 JOHANNA AVE
SUNLAND, CA 91040

PROPERTY ACQUISITION

Purchase Price	\$3,000,000
Due Diligence Costs	\$20,000
Closing Costs	\$20,000
Total:	\$3,040,000

BUILDING

Site Size (AC)	13.5
Site Square Feet	588,060
# of SFRs	17
Average SFR Size	3,600
Building SF	61,200

CONSTRUCTION

Estimated Cost Per SF	\$250
Construction Cost	\$15,300,000
Soft Cost % (Architect, Engineering, etc.)	5%
Total Soft Costs	\$765,000
Total Project Construction (Hard + Soft Costs)	\$16,065,000

FINANCING

Total Project Cost	\$19,105,000
Construction Loan Amount	\$13,230,000
Construction Loan Interest Rate for 18 mo.	10%
Interest Costs During Construction	\$1,984,500
Construction Loan (Total costs)	\$15,214,500

Average Price Per SF After Completion	\$600
Total Value After Completion	\$36,720,000
Subtract Acquisition Costs	\$3,040,000
Subtract Construction Costs	\$15,214,500
Total Profits:	\$18,465,500

*Pro Forma is based on a 17 Luxury SFR Development.

(Zone change to RE20 would allow 29 lots at 20,000 SF per lot)

(Zone change to RA Zone would allow 33 lots at 17,500 SF per lot)

LOCATION OVERVIEW

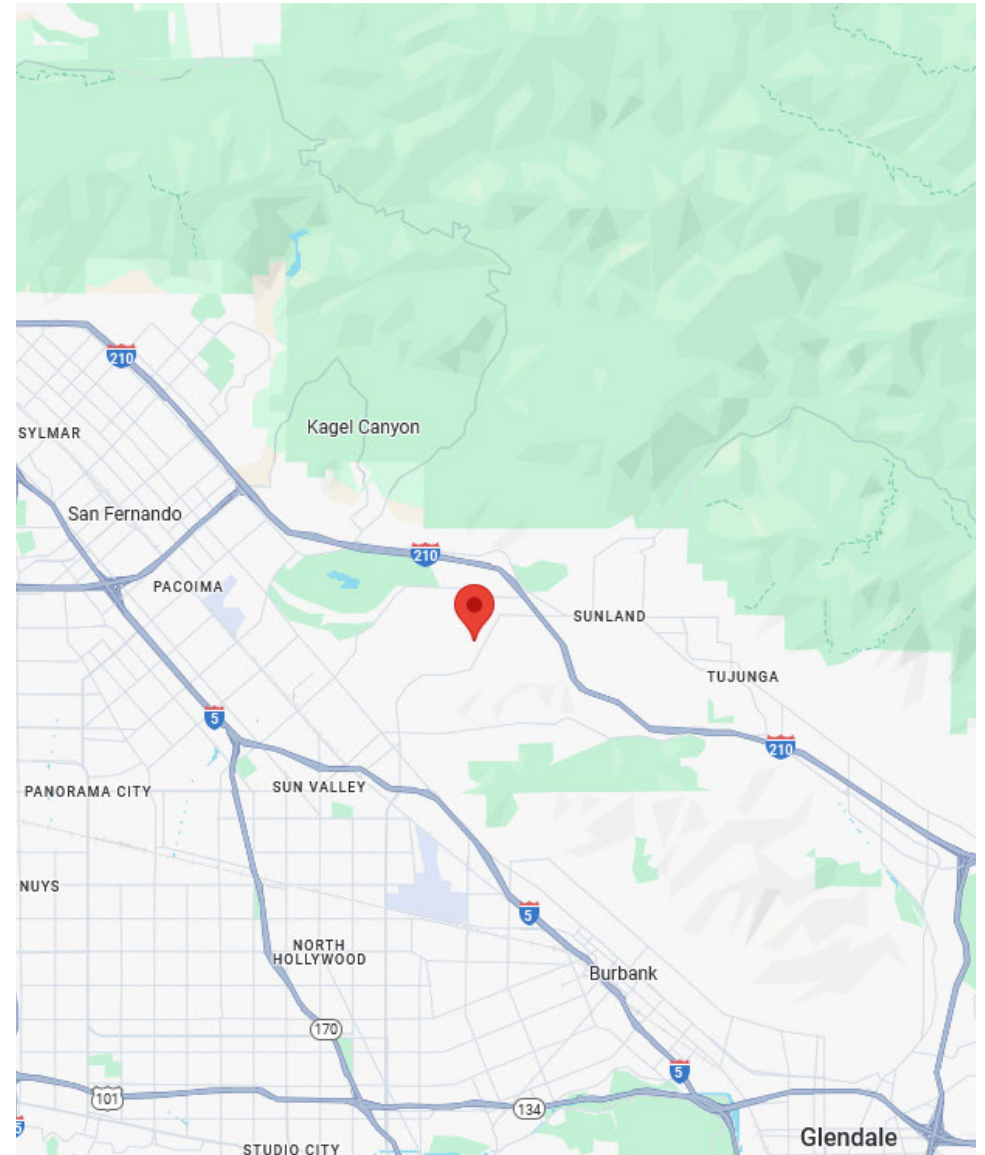
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SUNLAND, CA 91040

Sunland, California, is a charming neighborhood north of Downtown Los Angeles, offering a unique mix of suburban tranquility and city convenience. Located just 20 minutes from Downtown Los Angeles, Sunland offers a peaceful retreat without being too far from the city's business and entertainment districts. The 210 Freeway connects Sunland to Pasadena, Glendale, Burbank, and the San Fernando Valley, making commuting convenient.

Sunland is known for its low crime rate compared to other LA neighborhoods, making it an attractive place for families. Sunland has excellent schools with nearby private and charter school options.

Property is close to Angeles National Forest offering hiking, biking, and outdoor activities. Also near Hansen Dam Recreation Area featuring a golf course, equestrian trails, and a large lake for kayaking. Also near the prestigious Angeles National Golf Club.

Per Zillow: As of early 2025, the average home price in 91040 is \$918,562 reflecting an increase of 4% over the past year.





11040 Whitegate Avenue

Sunland, CA 91040

NEARBY SALE COMPARABLES

Address	Bed/ Bath	Size	Lot Size	Year Built	Price /SF	Sold Date
11040 WHITEGATE AVENUE	4/4	1,953 SF	5,428 SF	2024	\$653	Dec 2024

*Small lot size



10758 N Nassau Avenue

Sunland, CA 91040

NEARBY SALE COMPARABLES

Address	Bed/ Bath	Size	Lot Size	Year Built	Price /SF	Sold Date
10758 N NASSAU AVENUE	4/4	2,110 SF	4,479 SF	2023	\$521	July 2024

*Small lot size



8348 W Standard Place

Sunland, CA 91040

NEARBY SALE COMPARABLES

Address	Bed/ Bath	Size	Lot Size	Year Built	Price /SF	Sold Date
8348 W STANDARD PLACE	4/5	3,552 SF	11,178 SF	2019	\$436	Dec 2023

*Small lot size

*Notes are based on a 3,600 SF SFR house on a 1 Acre lot. Please refer to Development Pro Forma page.



10630 Langmuir Avenue

Sunland, CA 91040

NEARBY SALE COMPARABLES

Address	Bed/ Bath	Size	Lot Size	Year Built	Price /SF	Sold Date
10630 LANGMUIR AVENUE	3/3	1,759 SF	4,482 SF	2022	\$562	June 2022

*Small lot size



10128 Janetta Way

Sunland, CA 91040

NEARBY SALE COMPARABLES

Address	Bed/ Bath	Size	Lot Size	Year Built	Price /SF	Sold Date
10128 JANETTA WAY	4/3	2,655 SF	35,539 SF	1984	\$665	Oct 2024

*Notes are based on a 3,600 SF SFR house on a 1 Acre lot. Please refer to Development Pro Forma page.

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EXCLUSIVELY MARKETED BY:

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Drive by only, please schedule a tour with Justin Chu.



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Aerial Drone Video →