



1511 S New Hampshire Ave,
Los Angeles, CA 90006

4-UNIT DEVELOPMENT | RTI SB8 CLEARED | PERMITS PAID

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Specializing in Land Developments



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SEC.1

INVESTMENT OVERVIEW

1511

INVESTMENT OVERVIEW

1511 S New Hampshire Ave.

**RTI SB8 CLEARED | PERMIT PAID |
SHOVEL READY | DELIVERED VACANT**

Exceptional value-add and development opportunity in the Pico-Union / Koreatown corridor. Existing vacant triplex situated on a 6,288 SF lot. Comes with fully approved RTI plans and approximately \$70,000 in paid permits—no entitlement risk and ready to build immediately.

Approved plans feature a **4-unit project** with an attractive unit mix: (2) 5-bed + office / 5-bath units and (2) 4-bed / 5-bath units, each with private 2-car garages and en-suite bathrooms throughout, designed for co-living or high-demand rental use.

Prime central location near Koreatown, Downtown LA, USC, and major freeways (I-10 & I-110), making this an ideal build-to-sell or long-term hold opportunity.

Renderings may not entirely reflect final plans.



SEC.2

PROJECT PROFORMA

PROJECT PROFORMA

1511 S New Hampshire Ave.

PROPERTY OVERVIEW

Apt. Unit Count:	4
Net Rentable Square Footage:	8,202
Average Unit Size:	2,050.50
Average Residential Rent PSF:	\$ 2.35
Average Monthly Rent:	\$ 4,820.00

Gross Building Area	8,202.00
Parking Area	8

COST SUMMARY

Development Costs

Property Basis		\$	1,195,000
Tenant Removal			
A&E/Consultants			
Permits & Gas, Water Meter Fees			
Direct Construction	\$ 145 P/SF	\$	1,189,290
project Manager/Expeditior	P/SF		
Insurance		\$	5,000
	PSF		
Appliances		\$	18,000
Residential Leasing Commission	/u	\$	8,000
Interest & Loan fees	1.00 %		
Property Tax During Development	1 yr	\$	13,000
Contingency	5.00 %	\$	59,465
Total Development Costs		\$	2,487,755

Apartment Operating Cash Flow

Scheduled Lease Revenue		\$	231,360
less: Concessions		\$	-
less: Vacancies & Bad Debt	3.00 %	\$	(6,941)
Parking & Other Income		\$	-
less: Operating Expenses	%	\$	(40,600)
Residential Cash Flow		\$	183,819

Retail Operating Cash Flow

Scheduled Lease Revenue		\$	-
less: Vacancies & Bad Debt	10.00 %	\$	-
		\$	-

Net Operating Income

\$ 183,819

Cap Rate on Total Cost

7.39%

Monthly Rents (pro forma)

5 bedroom	5140	2	\$	10,280
4 bedroom	4500	2	\$	9,000
Total			\$	19,280
Average per unit		4	\$	4,820

PROJECT PROFORMA

1511 S New Hampshire Ave.

RETURNS & OTHER ASSUMPTIONS

Scenario A:

Disposition Assumptions

Projected Property Value:	\$ 3,676,384
Disposition Cap Rate:	5.00%

Sales Proceeds at Disposition

Projected Sale Value	\$ 3,676,384
Broker Commission	4.00 % \$ (147,055.36)
Closing Cost	0.50 % \$ (18,381.92)
Net Sale Proceed	\$ 3,510,947

Project Cost	\$ 2,487,755
Net Profit	\$ 1,023,192

Preferred Return	2	0.00 %	\$ -
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Scenario B:

Permanent Loan

Loan-to-Value	60.00%
Loan Amount:	\$ 2,205,830
Interest Rate:	6.50%
Loan Fee:	0.75 % \$ 16,544
Loan Cost:	
Amortization	30
Debt Ratio:	1.25

NOI:	\$ 183,819
Debt Service:	(\$167,308)
Remaining Cash Flow:	\$ 16,511.02
Principal Reduction	24,655.13
Balance of Cash Flow:	\$ 41,166.14
*Remaining Equity:	\$ 1,454,010

Total Cash on Cash to Investors	\$ 41,166.14
Total Cash on Cash Return to Investors	14.60%

SEC.3

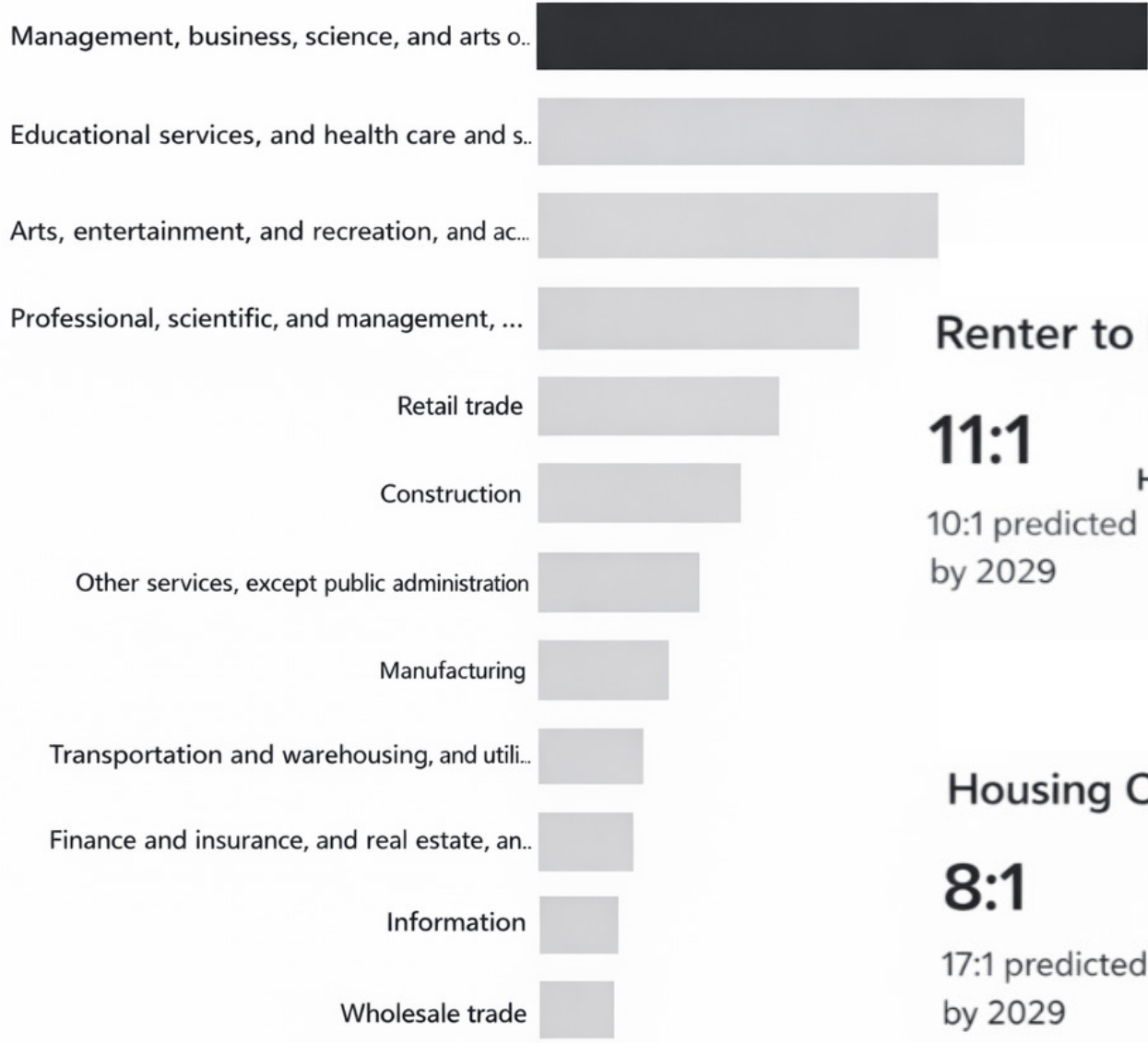
LOCATION OVERVIEW

Los Angeles

DEMOGRAPHICS

1511 S New Hampshire Ave.

Top Employment Categories



Renter to Homeowner Ratio



Housing Occupancy Ratio



LOCATION OVERVIEW

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LOCATION OVERVIEW |

PICO-UNION / KOREATOWN CORRIDOR

Positioned just west of Downtown Los Angeles, in the heart of Pico-Union and adjacent to Koreatown, this property is located within one of the most dynamic and supply-constrained rental markets in Los Angeles. It is widely recognized as a premier urban hub, offering a vibrant mix of retail, dining, nightlife, and employment centers. Its unmatched centrality provides seamless access to Downtown LA, USC, and the Wilshire Corridor—making it a highly desirable location for a large and diverse renter base.

DEMOGRAPHICS & MARKET PROFILE

Population: 110,000+ within immediate area

Renter Occupancy: ~90%+ (highly renter-dominated)

Median Household Income: ~\$55,000

Median Age: Mid-30s workforce-driven demographic

High-Density Rental Demand:

Consistent occupancy driven by workforce housing needs

Prime Infill Location:

Minutes to major employment and lifestyle hubs

Transit-Oriented:

Immediate access to I-10, I-110, and public transit corridors

Strong Growth Fundamentals:

Ongoing development and long-term appreciation potential



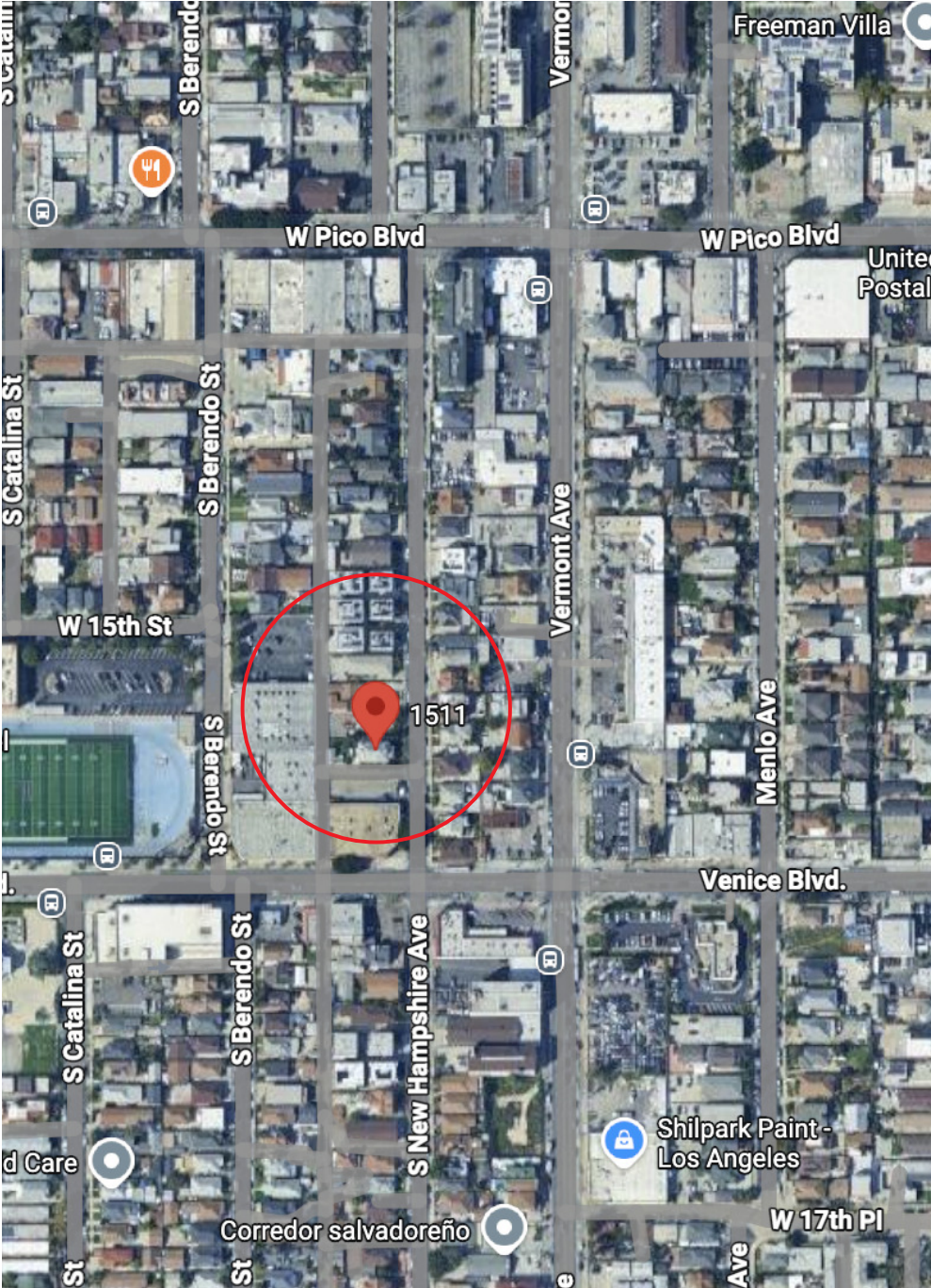
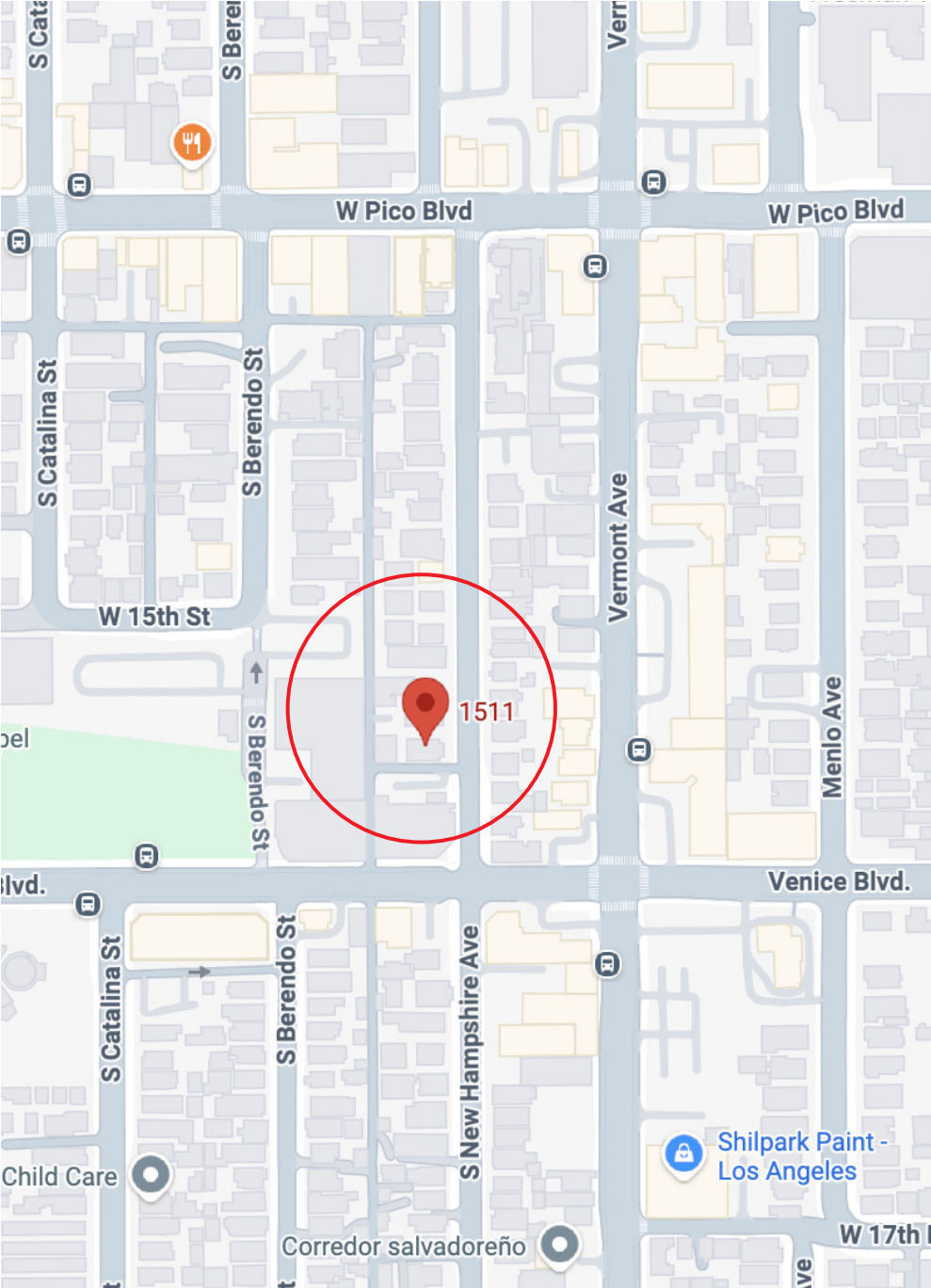
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EXCLUSIVELY LISTED BY

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Listing data provided by [MLS Name].