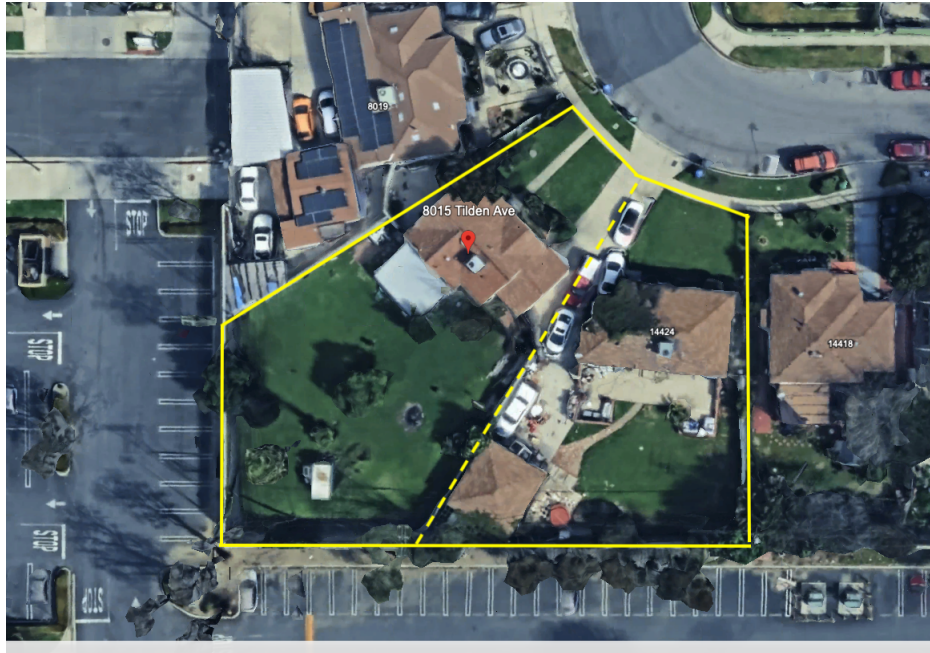


# 8015 TILDEN AVE & 14424 LORNE ST

Panorama City, CA 91402

**\$1,650,000 for Both Properties**

**SB9 Plans Submitted | 10 Units Total | TOD Tier 1 | SB79 Potential**



*Aerial view — both lots outlined, 18,350 sq ft combined*

- **18,350 sq ft** combined lot area
- **10 Units** — 5 units on each lot
- **Pie shaped lots** — less front setback, more space to build
- **10 private backyards**
- **Extra large lots** — much bigger than neighbors
- **SB79 potential** — 7-9 stories
- **2 existing SFRs** — vacant for flexibility
- **10 dedicated parking spots**
- **Block wall** around perimeter of the property
- **Walking distance** to major transit

## Property Details

|              | 8015 TILDEN AVE           | 14424 LORNE ST            |
|--------------|---------------------------|---------------------------|
| Type         | Single Family Home        | Single Family Home        |
| Bed / Bath   | 2 Bed / 1 Bath            | 3 Bed / 1 Bath            |
| Living Space | 900 sq ft                 | 1,100 sq ft               |
| Lot Size     | 10,500 sq ft              | 7,850 sq ft               |
| Lot Type     | Pie Shaped Lot            | Pie Shaped Lot            |
| SB9 Units    | 5 Units (plans submitted) | 5 Units (plans submitted) |
| Zoning       | R1                        | R1                        |

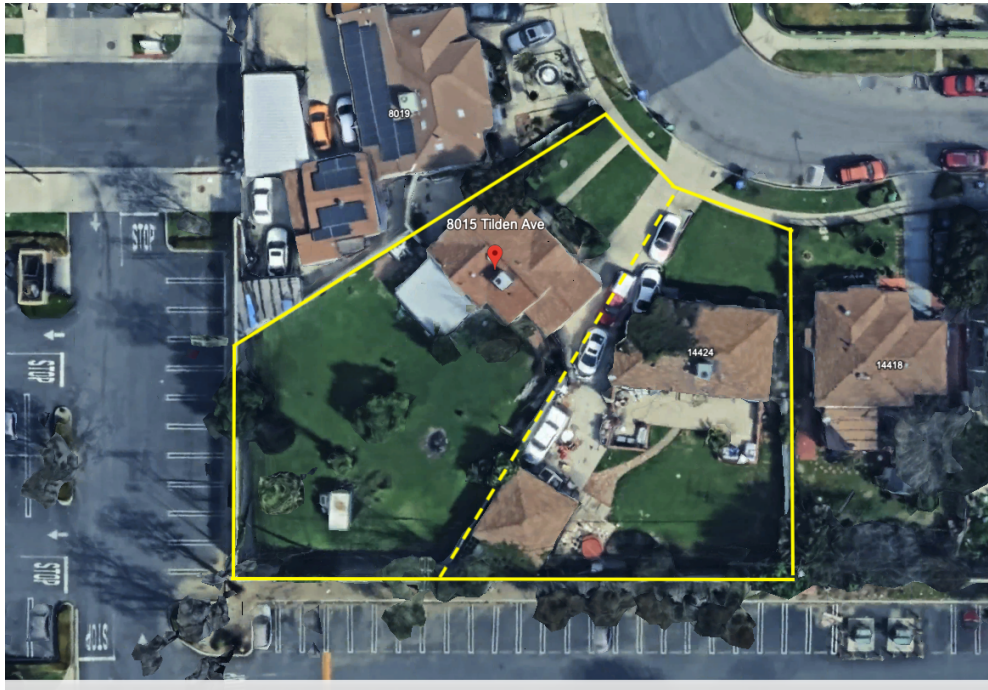
## Investment Highlights

| METRIC                 | VALUE               | NOTES                                            |
|------------------------|---------------------|--------------------------------------------------|
| Asking Price           | <b>\$1,650,000</b>  | For both properties combined                     |
| Price Per Sq Ft (Land) | <b>~\$87/sq ft</b>  | Below market for R1 w/ entitlements              |
| Price Per Door         | <b>\$165,000</b>    | 10 planned units                                 |
| Combined Lot Area      | <b>18,350 sq ft</b> | 10,500 + 7,850 sq ft                             |
| Existing Structures    | <b>2 SFRs</b>       | Both homes in livable condition; easy to finance |
| Plans Status           | <b>Submitted</b>    | SB9 plans submitted for review                   |



## Aerial Overview

Property Boundaries



Proposed Unit Layout

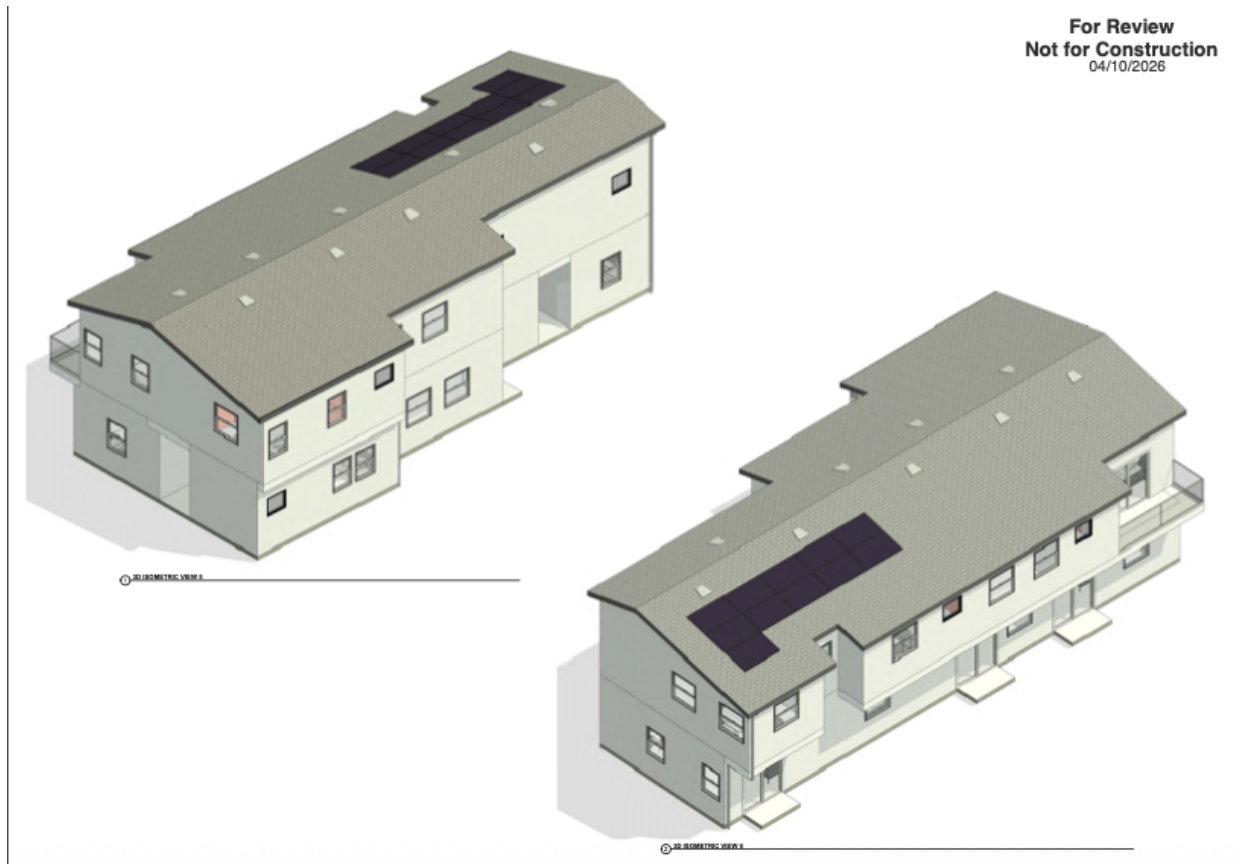


Yellow outline: property boundaries | Red blocks: proposed building footprints (10 units total)



## 3D Building Renderings

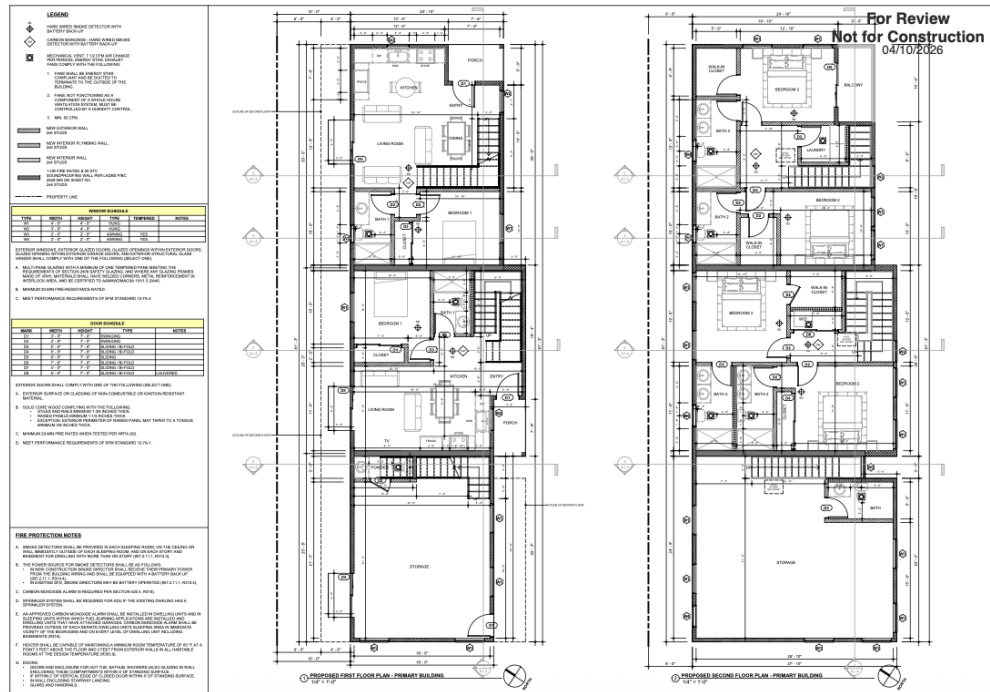
Proposed 2-story multi-unit structures designed for the SB9 development. Modern exterior with clean lines, pitched rooflines, and ample window placement.



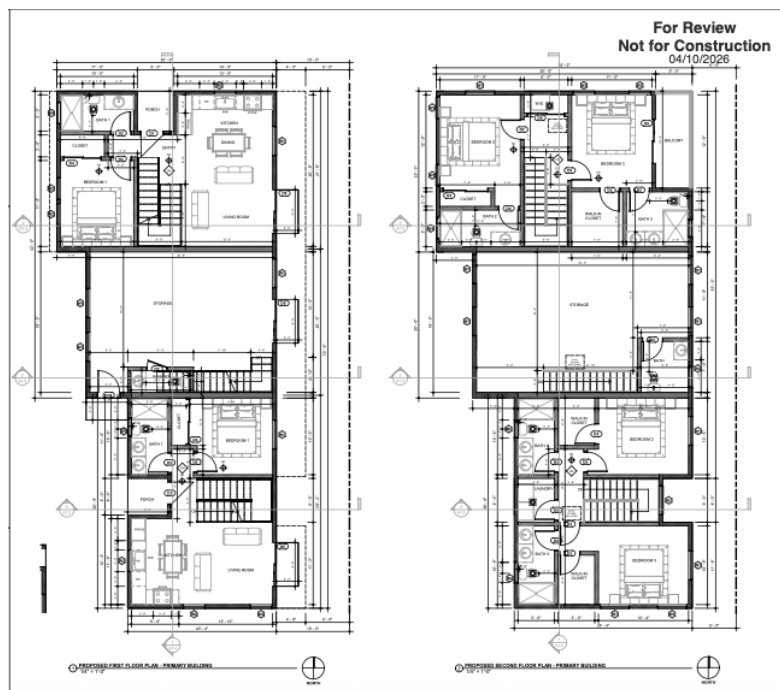
3D renderings — proposed primary building views

## Primary Building Floor Plans

**8015 Tilden Ave — 3-unit | 1,177 sq ft/unit**



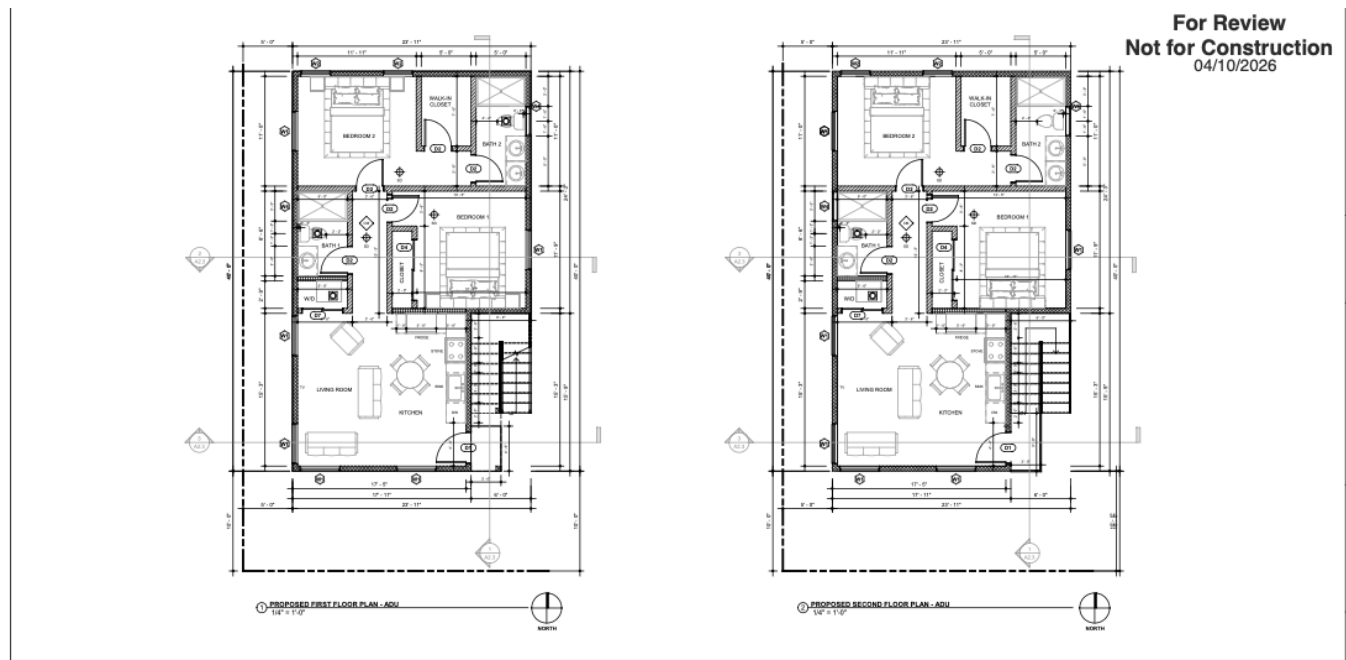
**14424 Lorne St — 3-unit | 1,177 sq ft/unit**



First & second floor plans — primary buildings (1/4" = 1'-0")

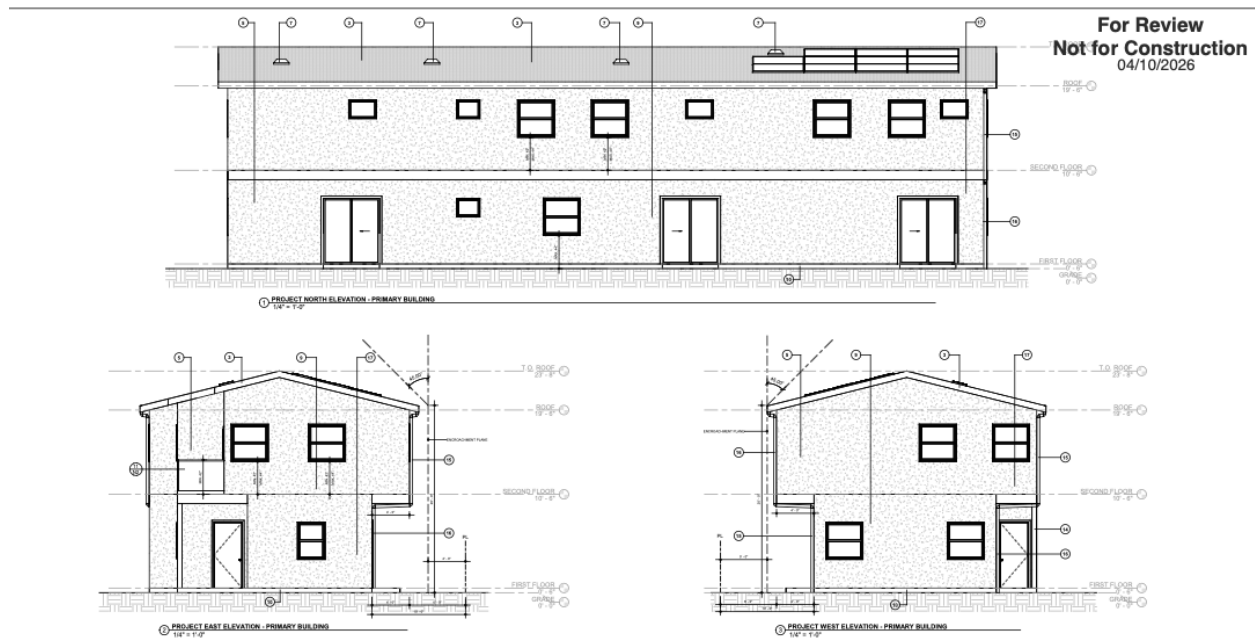
## ADU Building Floor Plans

2-unit ADU building | 2-story | 800 sq ft per unit | 2 bedrooms, living room, kitchen each

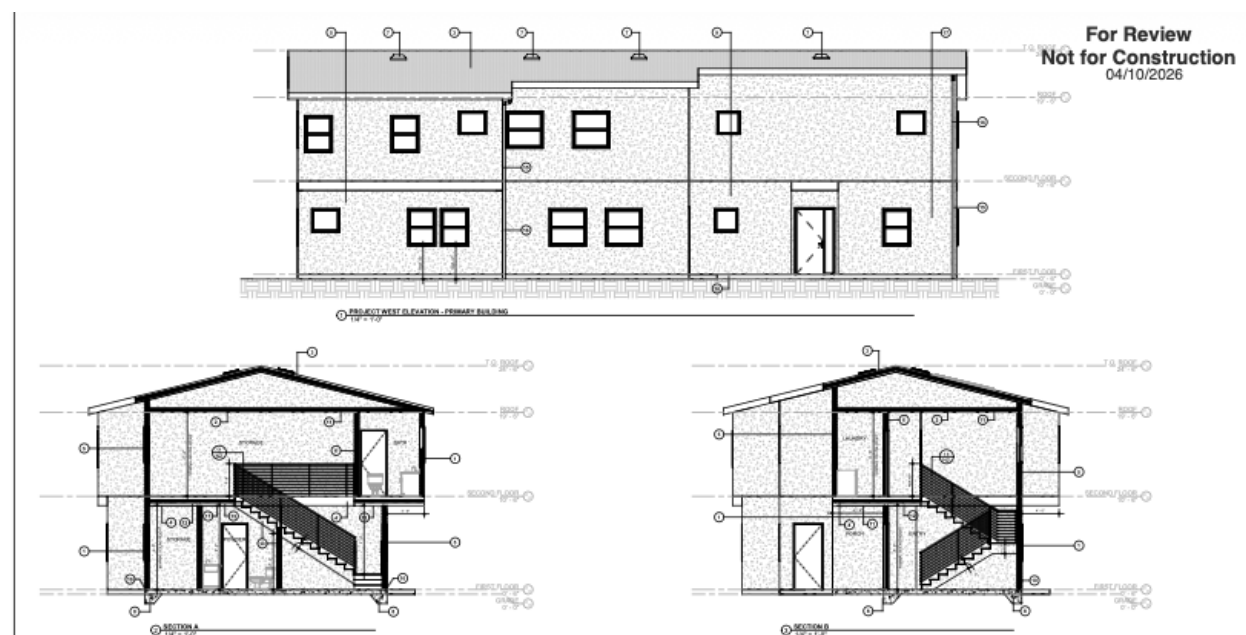


First & second floor plans — ADU building (1/4" = 1'-0")

## Building Elevations — North / East / West



## Building Elevations — South & Cross Sections





# Why This Deal Works

|   |                                                                                                                                                                                                                                                                                               |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Scale Advantage</b><br><br>Acquiring two adjacent lots as a package provides development flexibility and cost efficiencies that are hard to replicate by assembling parcels individually.                                                                                                  |
| 2 | <b>Plans Submitted to the City</b><br><br>Architectural plans have already been submitted to the city for review. We will take this project to RTI (Ready to Issue) plans if the buyer requests.                                                                                              |
| 3 | <b>Below-Market Land Cost</b><br><br>At approximately \$87 per square foot of land, this is significantly below comparable vacant R1 lots in Panorama City that typically trade at \$120-\$150/sq ft without entitlements.                                                                    |
| 4 | <b>Both Houses Sold Vacant</b><br><br>Both properties will be delivered vacant, giving the buyer full control from day one — no tenant negotiations, no relocation costs, and immediate access for construction.                                                                              |
| 5 | <b>Two SB9 Properties Side by Side</b><br><br>Instead of one SB9 project, you get two right next to each other. This makes it easier to build, easier to manage, and gives you more options down the road — sell them individually, trade up via 1031 exchange, or hold the entire portfolio. |

## About SB9

California Senate Bill 9 allows qualifying single-family lots to be split and developed with up to two units per resulting parcel — no discretionary review, no public hearings, and no neighborhood approval required. The process is **ministerial**, meaning that as long as the plans meet code requirements, permits are approved automatically.

This document is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information is believed to be accurate but is not guaranteed. Buyer should independently verify all details. Plans are subject to city review and approval. SB9 eligibility should be confirmed with the local planning department.

## SB79 Development Potential

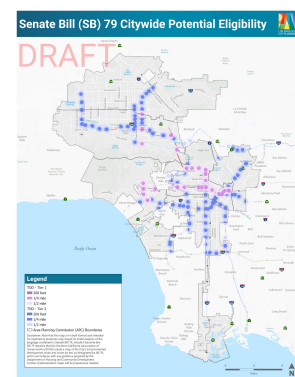
## Summary of SB 79 Development Standards



California Senate Bill 79 (SB79) establishes Transit-Oriented Development (TOD) standards that allow significantly increased density and building height near qualifying transit stations. Depending on the property's proximity to transit and the applicable TOD tier, developments may be eligible for buildings ranging from **5 to 9 stories**, with Floor Area Ratios (FAR) up to **4.5** and densities up to **160 dwelling units per acre**.

These properties may qualify for SB79 density bonuses based on their location relative to transit corridors in Panorama City. If eligible, a buyer could pursue a substantially larger development beyond the current SB9 plans — potentially unlocking far greater unit counts and higher overall project value.

**We believe these properties can be considered for SB79 development with 6–8 floors, approximately 47–56 units total.**



Citywide Eligibility Map  
Source: Los Angeles City Planning

**IMPORTANT NOTICE — SB79 POTENTIAL**

The SB79 development potential referenced in this document is preliminary and has not been fully verified. Seller has not conducted comprehensive research to confirm SB79 eligibility, applicable TOD tier classification, or buildable density for these specific properties. Prospective buyers are solely responsible for conducting their own independent due diligence, including consulting with the City of Los Angeles Department of City Planning and confirming all applicable zoning and development standards. Seller makes no representations or warranties regarding SB79 eligibility or the feasibility of any development beyond the current SB9 plans.