

DEVELOPMENT SITE



Description: Two Single Family Residences

- **Land:** Approximately 15,000 SF
- **Zoning:** R3-1, TOC3
- **Uses:** Affordable Housing, Student Housing, Market Rate Condominiums
- Third Party Reports Available
- **Potential In Place Income:** \$54,000 Annually Gross
- **Asking Price:** \$3,250,000

2016-2020 FAIR PARK AVE
EAGLE ROCK, CA, 90041

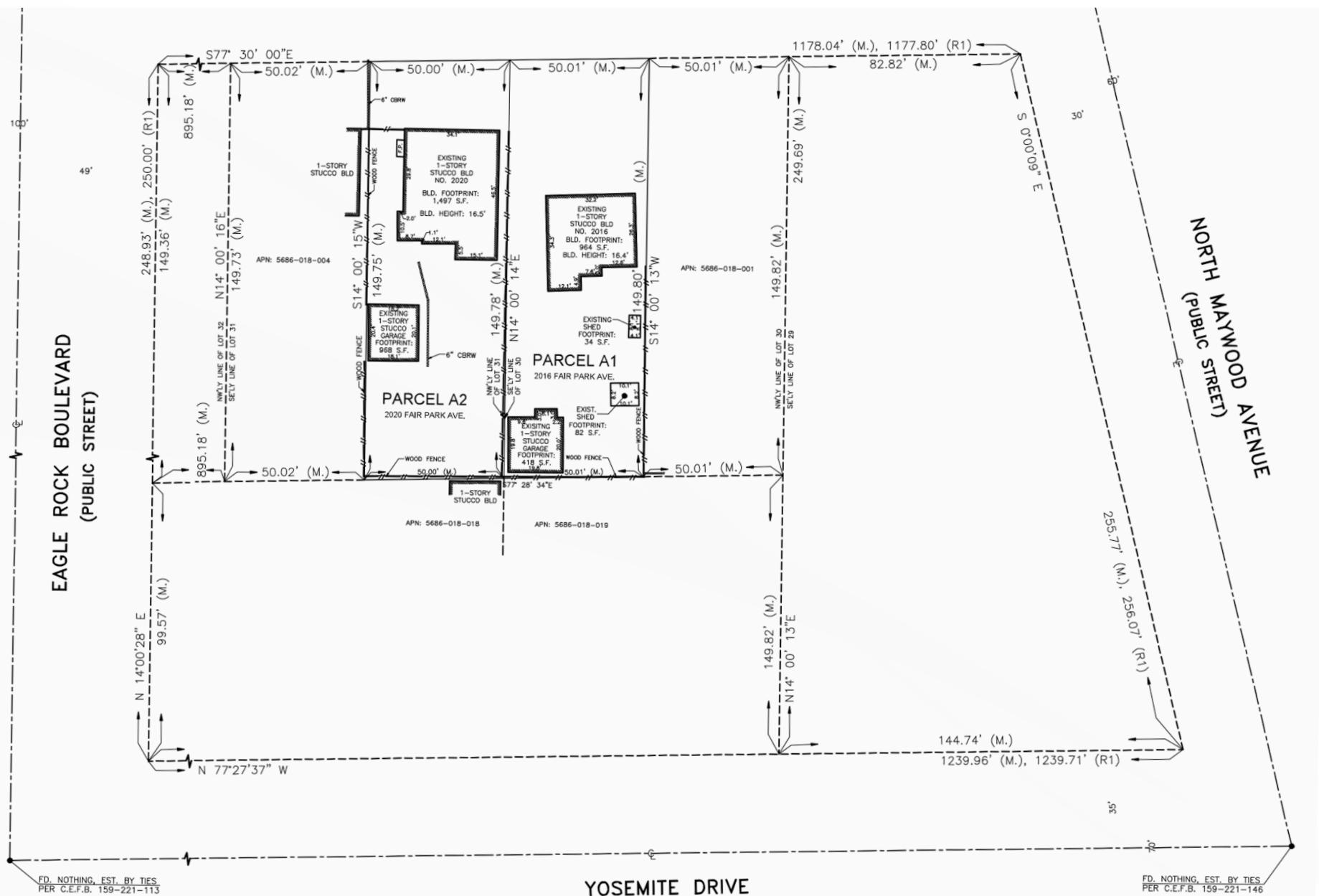
**PROPERTY DETAILS
ASSUMING MAX FAR UNDER ED-1 APPLICATION**

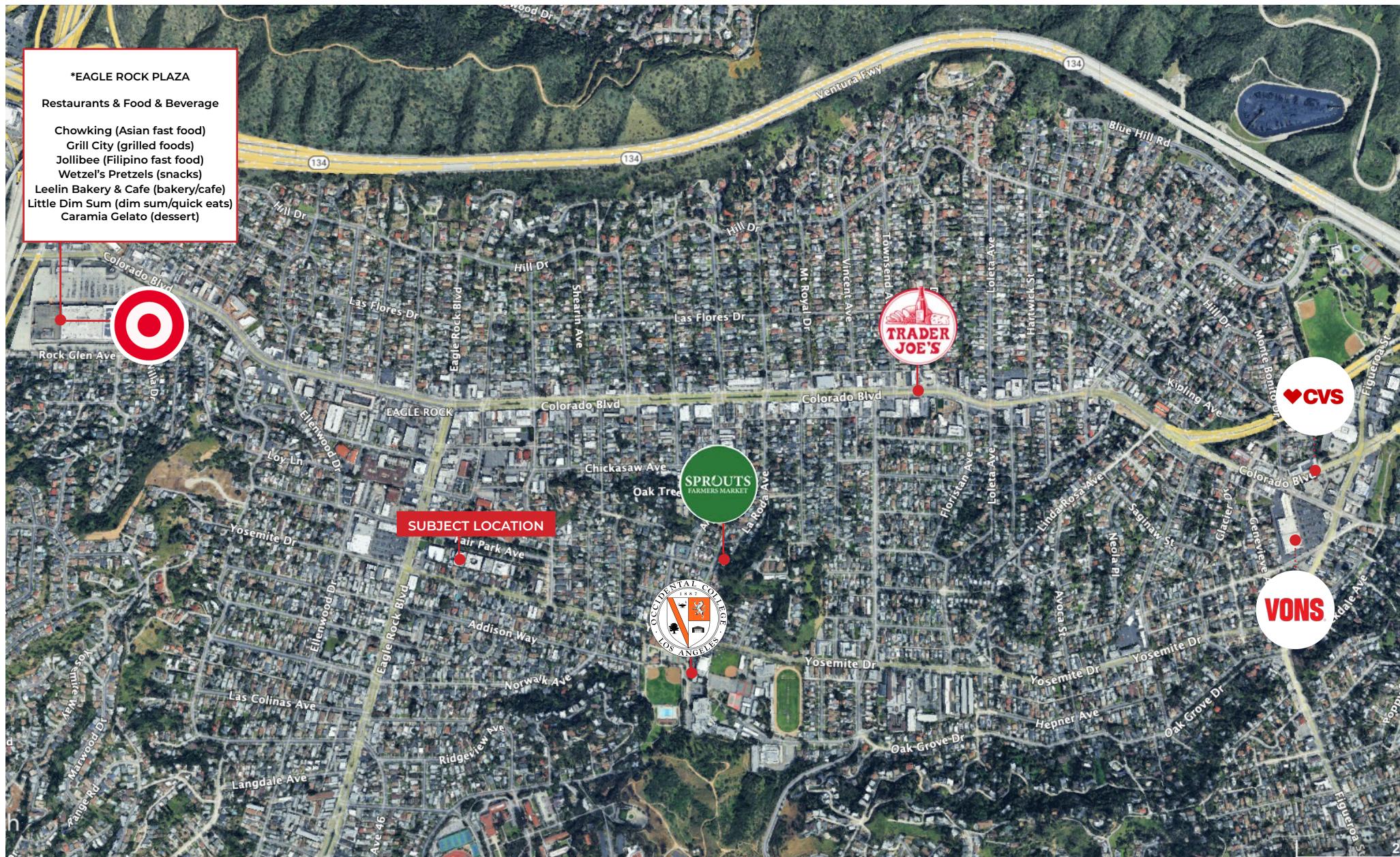


Jurisdiction	City of Los Angeles
Address	2016 & 2020 Fair Park Ave
Lot size	14,994sf (0.344ac)
Zoning	R3-1
Stories	7
Construction Type	Levels 1-2: Type IA Levels 3-7: Type IIIA
Height (level 1 to roof level)	75ft (10ft per level)
Average Floor Plate	10,200sf approx.
Unit Count	102 approx. or 78
Unit Mix (tentative)	25 studios 77 1bd or 19 studios and 59 1bd
Circulation	Open corridors Open/ exterior exit stairs (2) 3,500lbs elevator (2)
Amenities	Communal space at Level 1 Communal roof deck Shared laundry
Management	Office Janitors non profit assuming Welfare Exemption
Other	No parking No basement

AFFORDABLE SENIOR DEVELOPMENT CONCEPT







*Eagle Rock Plaza has over 60 stores and specialty retailers

NEARBY RESTAURANTS



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