

# 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**



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





# NEARBY RESTAURANTS



Contact:

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