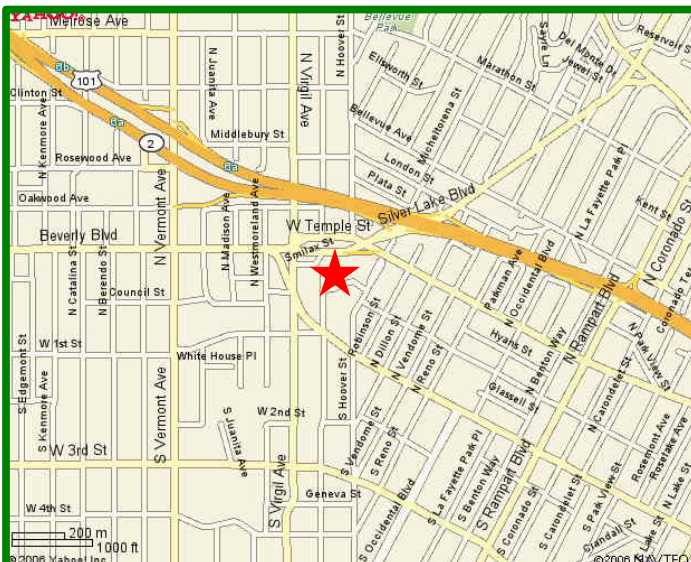


# DEVELOPMENT OPPORTUNITY

3430 Council St., Los Angeles, CA 90004



- Great Development Project
- Amazing View of Hollywood and Downtown
- Prime Location
- 6,345 SF Lot, R4 Zoning, no set-back per Specific Plan
- Opportunity to Build up to 15 units
- Opportunity to acquire adjacent lot for \$1.25 million



**\*\* \$935,000 \*\***

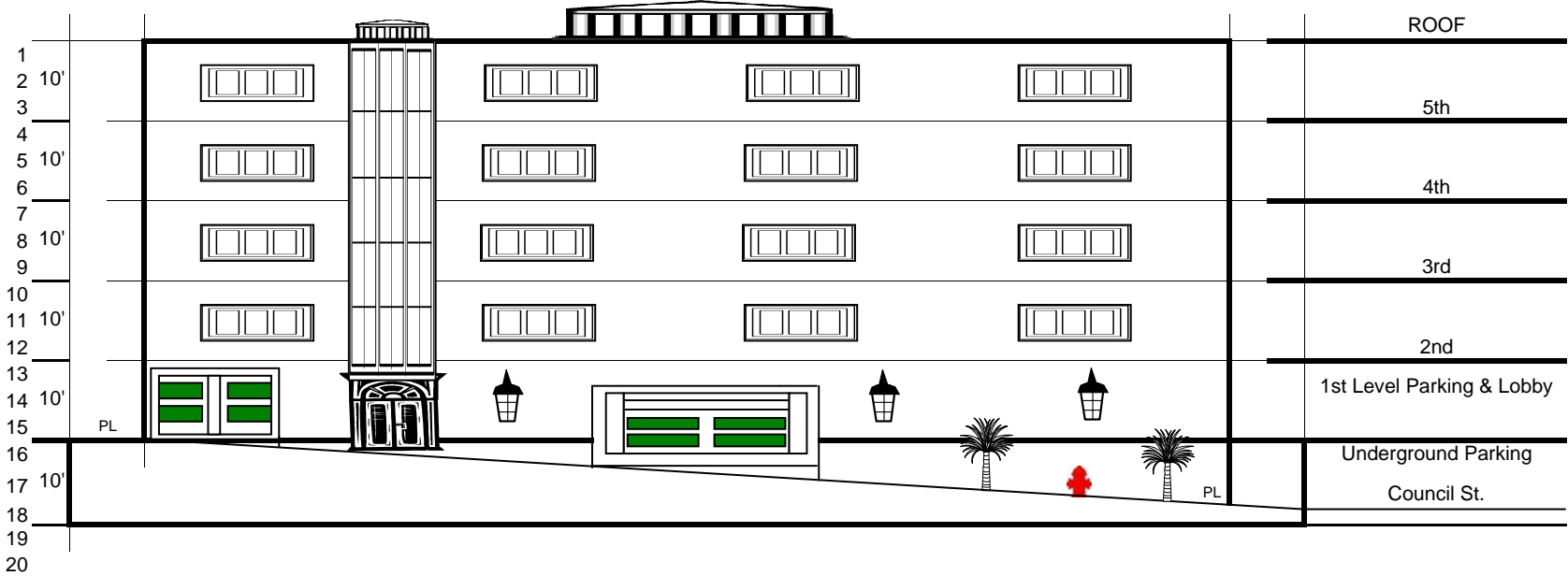
OR BEST OFFER; WILL NOT LAST LONG

Contact: Fred or Sam  
ABC Development Corporation  
3435 Wilshire Blvd., Suite 2365  
Los Angeles, CA 90010  
Tel 213.380.9110 - Fax 213.380.9111  
E-mail: ABCO236@aol.com

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

**15 LUXURIOUS RESIDENCES**

**3430 Council St., Koreatown**



**ELEVATION**

# PRELIMINARY DENSITY ANALYSIS

**3430 Coucil St., Los Angeles, Ca, 90004**

**Density**

			Ave	
Area:	Lenght 1	144.57		
	Lenght 2	133.49	139.03	
	Width 1	48.91		
	Width 2	43.27	46.09	
	Total Area		6345	S.F.
	R-4-1		400	
			15	Units

**FAR**

**SET BACKS:**

Front		0		
Back		0		
		0		
Side 1		0		
Side 2		0		
		0		

Area:	Lenght 1	144.57		
	Lenght 2	133.49	139.03	
	Width 1	48.91		
	Width 2	43.27	46.09	
	Total Area		6345	S.F.
	FAR 3:1		19035	Gross FAR
	Net S.F. @	88%	16751	
	15 Units		1117	NET SF /Unit

**Important note:** These information are not exact and are intended only as a preliminary guide to possible project cost. Actual project cost may vary greatly depending on many factors. ABCO uses diligence in preparing the information contained here. ABCO does not make any warranty or guarantee as to the accuracy, correctness, value, sufficiency or completeness of the data or resulting project cost estimates. ABCO shall have no liability for any loss, expense or damage arising out of or in connection with the information contained herein.

## PRELIMINARY FINANCIAL ANALYSIS

**3430 Council St., Los Angeles**

**15**

### LUXURIOUS NEW RESIDENCES

1)	<b>Land Cost:</b>		\$ 935,000
	Cost per unit	\$ 62,333	
2)	<b>Construction Cost:</b>		\$ 3,743,550
	Living & Parking Structure		
	Living	19035 \$ 165 \$ 3,140,775	
	Parking (2 levels)	12690 \$ 40 507,600	
	Contingency	19035 \$ 5 95,175	
3)	<b>Soft Cost:</b>		\$ 974,484
	Plans & Permit @	\$ 20,000 \$ 300,000	
	Carrying Cost @ 8%	299,484	
	Misc. & Insurance @	\$ 25,000 375,000	
4)	<b>Total Cost</b>		<b>\$ 5,653,034</b>
5)	<b>Gross Value</b>		\$ 8,040,384
	Gross S.F.	19035	
	Net S.F. @	88% 16751	
		@ \$ 480 /S.F.	
6)	<b>Brokerage Fee @ 4%</b>		\$ 321,615
7)	<b>Net Value (Approx.)</b>		<b>\$ 7,718,769</b>
8)	<b>Projected Profit (Net value-Total cost)</b>		<b>\$ 2,065,735</b>
9)	<b>Price Per Unit</b>		\$ 536,026
	Net S.F. @	1117 S.F.	
	Net S.F. @	\$ 480 Average Sale Price per S.F.	
10)	<b>Projected Profit Per Unit (Approx.)</b>		\$ 137,716

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