

4,803 SF LOT IN PRIME MID-CITY | DELIVERED WITH RTI PLANS FOR 4 UNITS! SB-8 EXEMPT

2633 S COCHRAN AVE



OFFERING MEMORANDUM

Prepared by
THE LAND SPECIALISTS®



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ELIZABETH MADDOX

BROKER/OWNER
REALTOR® #01921425

818.850.8485 Cell
818.859.7274 Office
elizabeth@myunits.com
www.myunits.com

IAN MADDOX

AGENT/OWNER
REALTOR® #02030205

609.513.2646 Cell
818.859.7274 Office
ian@myunits.com
www.myunits.com

**630 N Glenoaks Blvd
Burbank, CA 91502**

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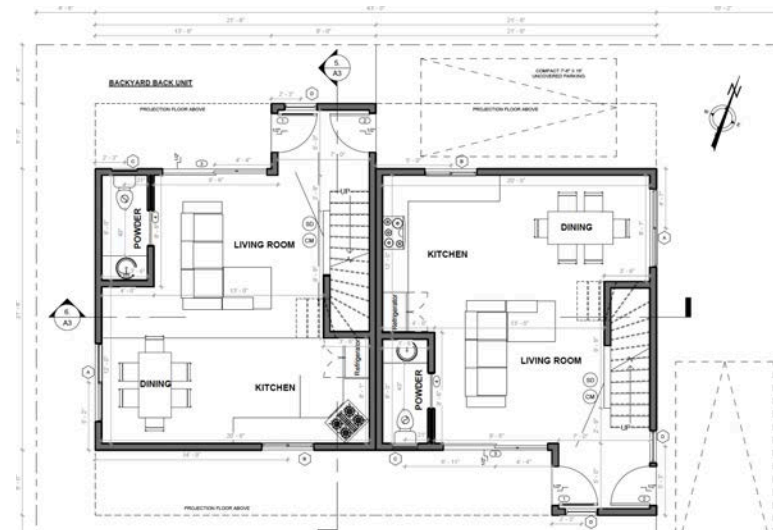
OFFERING SUMMARY

OFFERING SUMMARY

Developers, this is an excellent opportunity to build a highly economical new construction fourplex 5 minutes from Mid-City, steps away from the countless upscale restaurants and shops on West Adams Blvd! 2633 S Cochran is an SB-8 EXEMPT, NON-RENT CONTROLLED, 4,803 square foot flat lot that is being delivered with RTI plans for a fourplex (duplex + 2 ADU's) featuring two three-story townhome style 3-bedroom, 2.5-bathroom units and two well-designed 3-bedroom, 2-bathroom two-story ADU units. This rare property boasts countless perks that will make this project a very successful one, including:

1. **Cost-Saving Engineering:** The plan is designed closely with the structural engineer to minimize construction cost. This would be a very cost effective, easy to construct project.
2. **Demolition Already Complete:** The existing home has already been demolished, meaning no hassle on demolition and over \$50,000 in savings. Plus, no rent control on the future project!
3. **Rooftop Decks:** The front two units boast private rooftop decks. A major draw for renters that will set these units apart from the competition once units are ready for lease up!
4. **Location:** This project is located WALKING DISTANCE from countless high-end eateries, shops and even a private club on West Adams Blvd. These include The Gathering Spot LA, Tartine West Adams, Adams Wine Shop, Alta, HYA-Gift Shop, MAIN, Mizlala, Delicious Pizza, Farm House Kitchen and so much more!
5. **Ideal project to sell off as TIC's!** The seller has vast experience with TIC sales and has seen outstanding numbers on similar projects to 2633 S Cochran.

With SB-8 exempt lots in A+ locations becoming extremely rare these days, you'll want to jump on this opportunity fast!



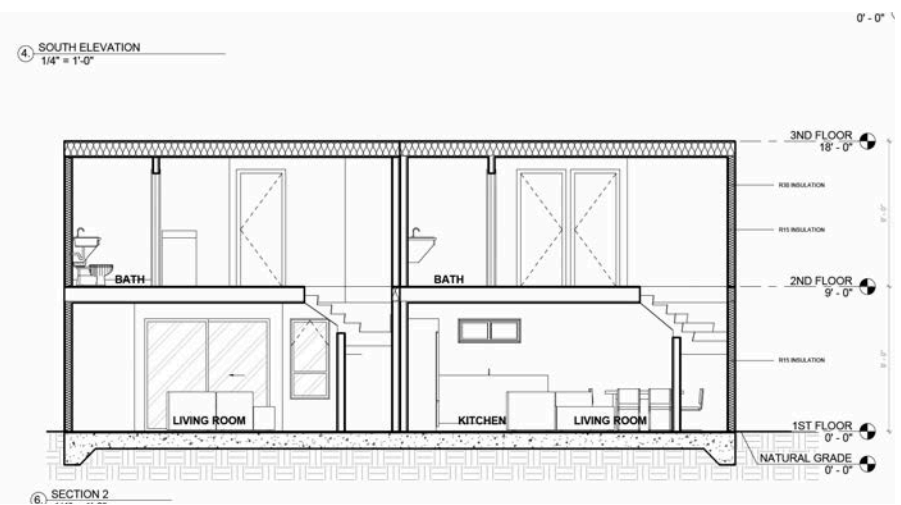
PROPERTY OVERVIEW

THE PROPERTY:

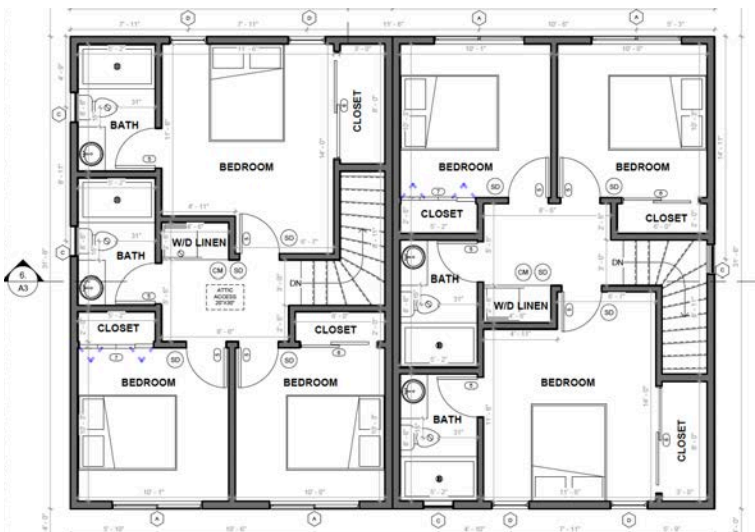
Address:	2633 Cochran S Ave, Los Angeles, CA 90016
APN:	5043-006-007
# Developable Units:	Delivered with RTI Plans for a Fourplex (Duplex + 2 ADU's)
Current Building on Lot:	None (SFR was Already Demolished, Saving Buyer Demo Costs)
Lot Size (SF):	4,803
Rent Control:	No
Zoning:	LARD2
Parking:	2 Garage Spots and 2 Exterior Spots

THE OFFERING:

List Price:	\$1,150,000
Price Per Lot SF:	\$239.43



INVESTMENT HIGHLIGHTS

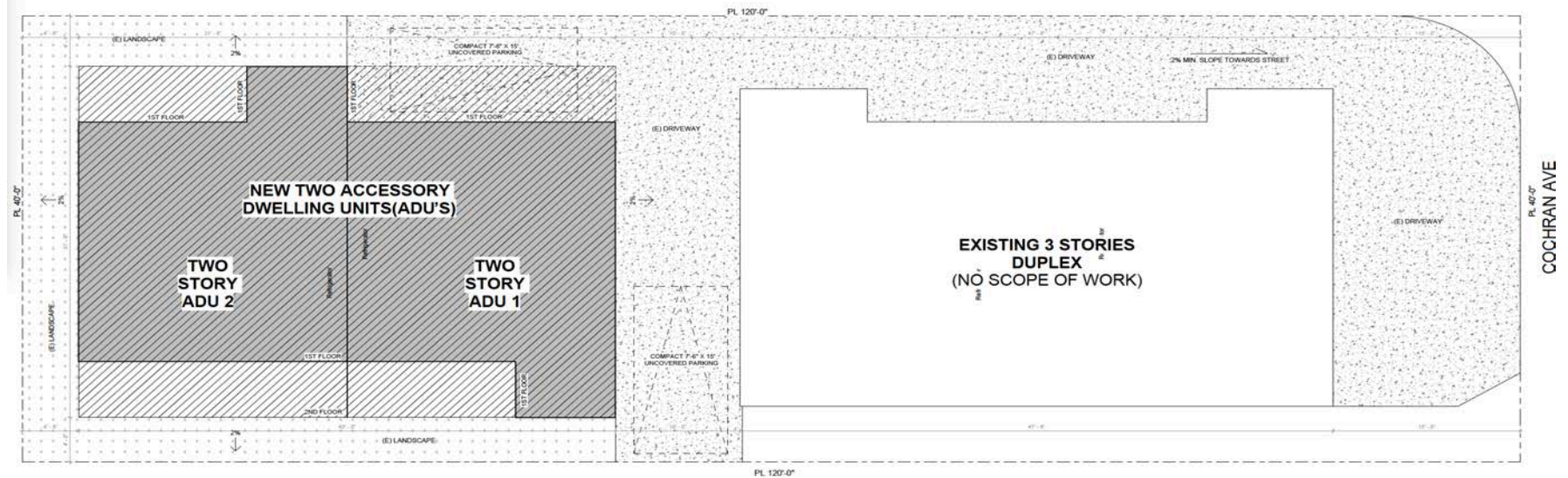


- No rent control on the future project!
- Delivered RT!!!! Get ready to build ASAP.
- SB-8 EXEMPT! Extremely rare!
- Prime West Adams location, ideal for a new construction project. 5 minutes from Culver City.
- Already demolished- saving money on demo costs!
- Expertly designed plans that will be cost-effective to build.
- All units have large private balconies off bedroom and main living floors for ample sunlight!
- No relocations needed! Non-tenant occupied!
- Ideal mix of ALL highly rentable 3 bedroom units!
- With SB-8 in effect, less new constructions are being built, making properties like these an even more rare commodity once built!
- Moments from countless exciting mixed-use developments such as Ivy Station (HBO headquarters), the Cumulus Development (Whole Foods), the Culver Steps (Amazon Studios), and Platform!
- Ideal project to sell off as TIC's! The seller has vast experience with TIC sales and has seen outstanding numbers on similar projects to 2633 S Cochran.

The background of the top half of the image is a topographic map with white contour lines on a blue-to-teal gradient background. The lines represent elevation and are irregular in shape, typical of a terrain map.

PROPERTY PHOTOS

Plot plan



RENDERING



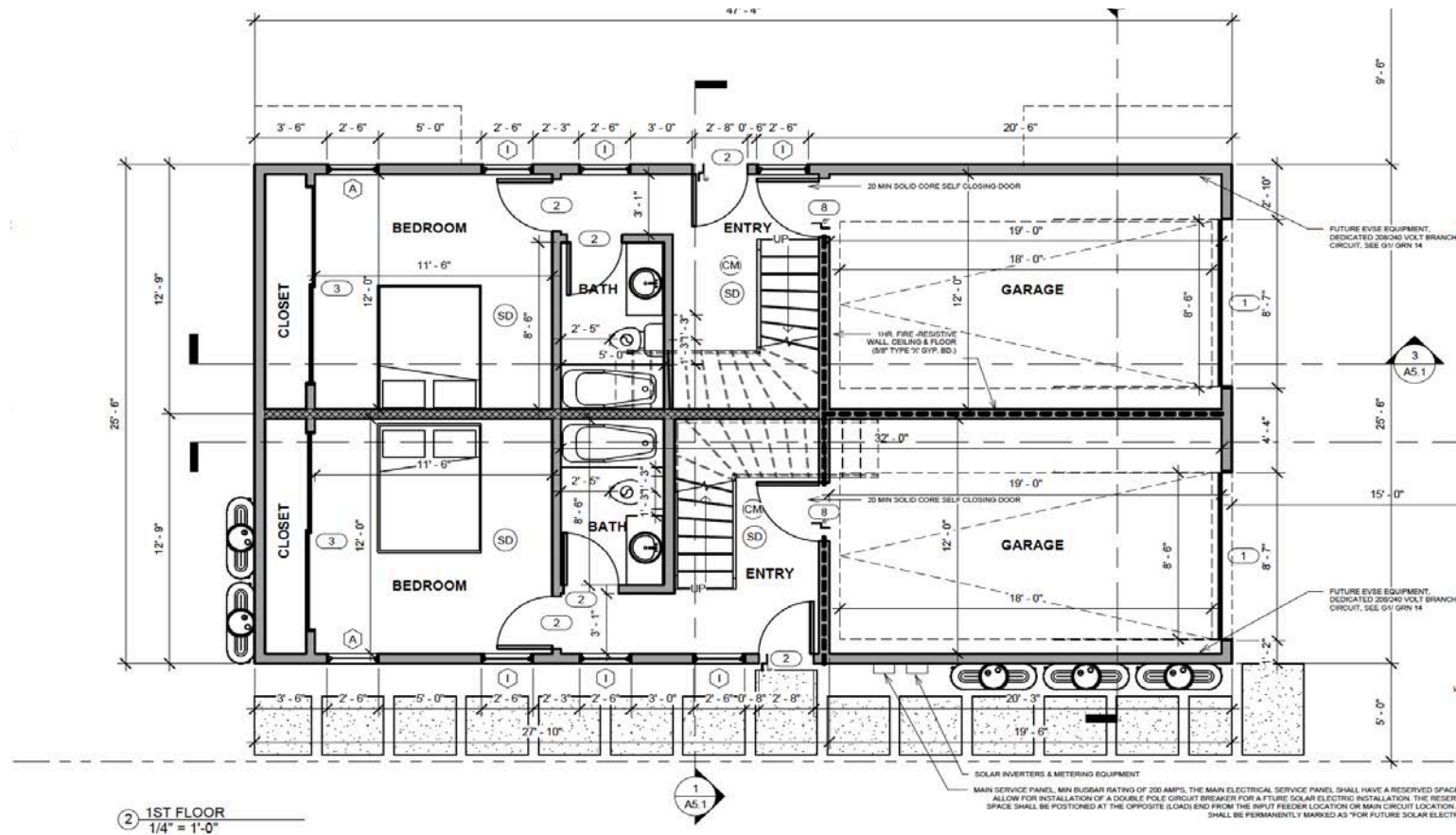
RENDERING



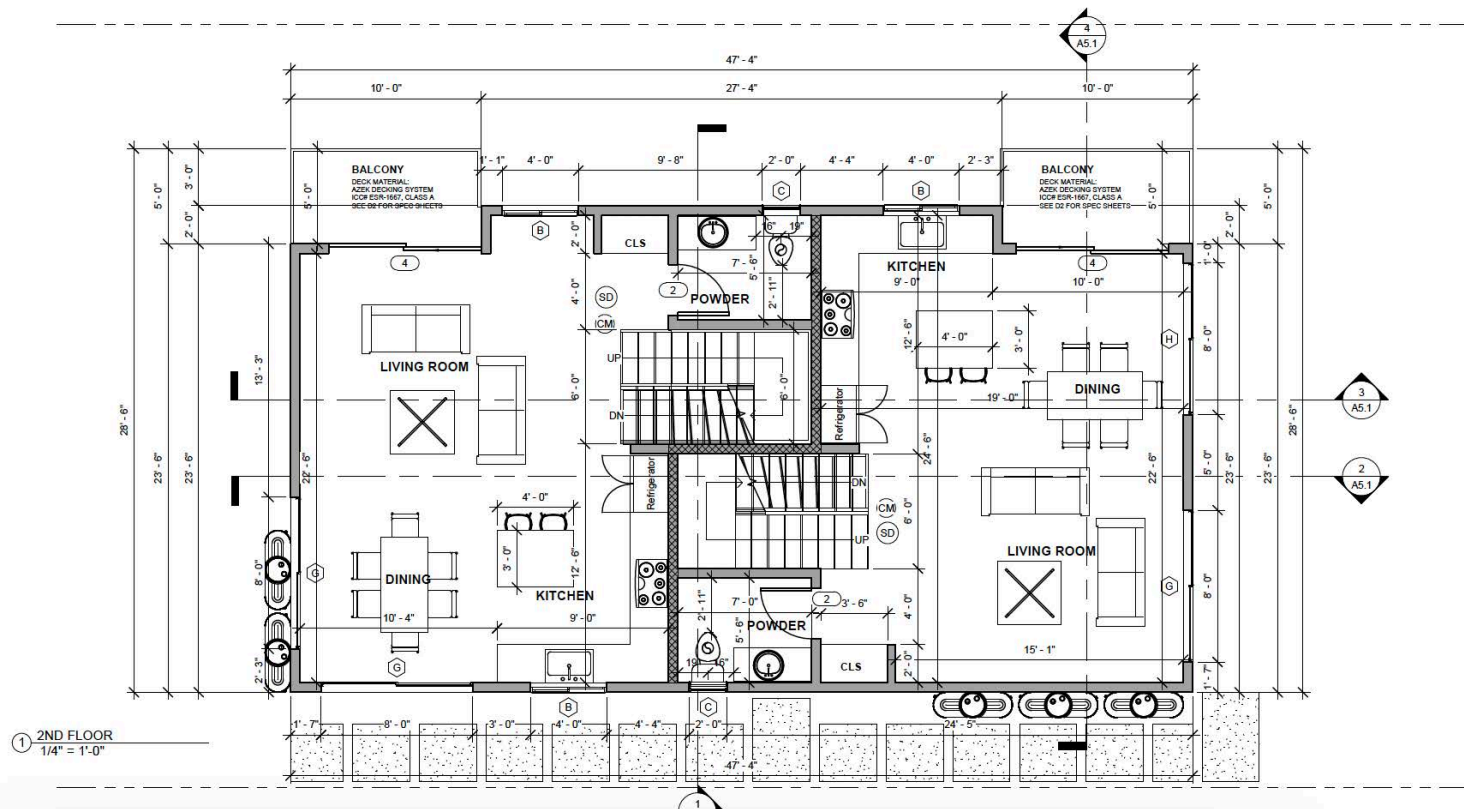
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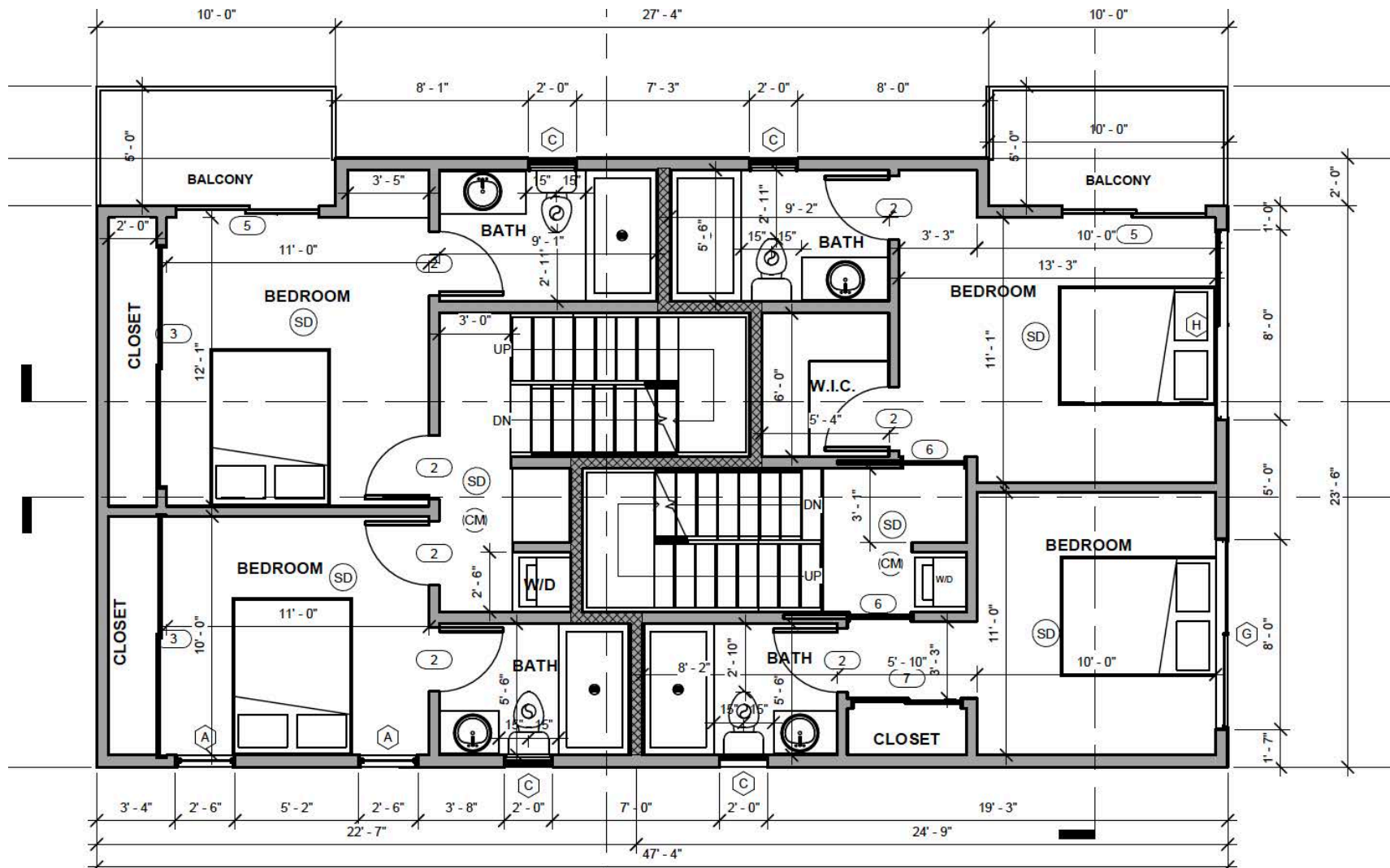
FRONT DUPLEX | FLOOR 1



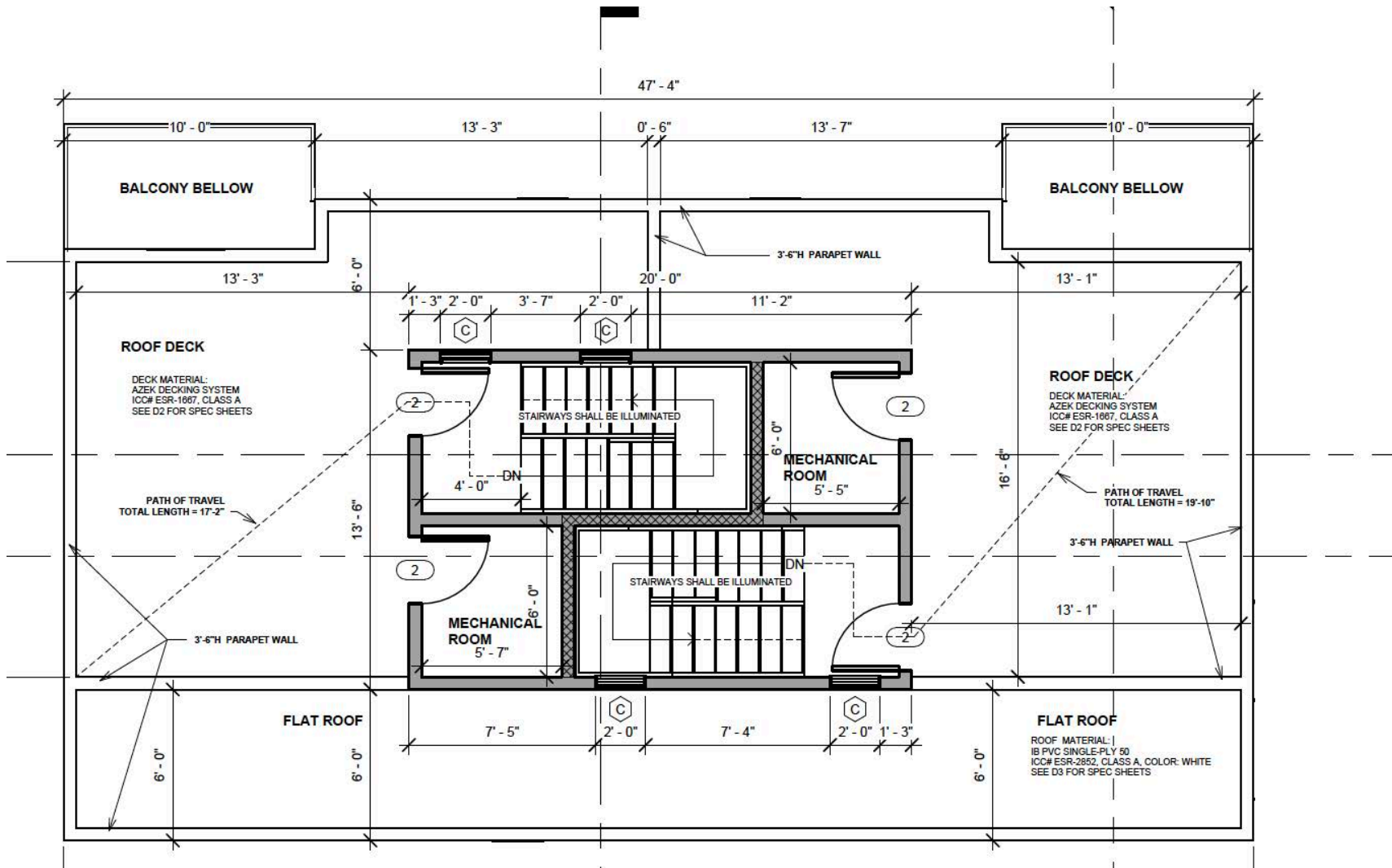
FRONT DUPLEX | FLOOR 2



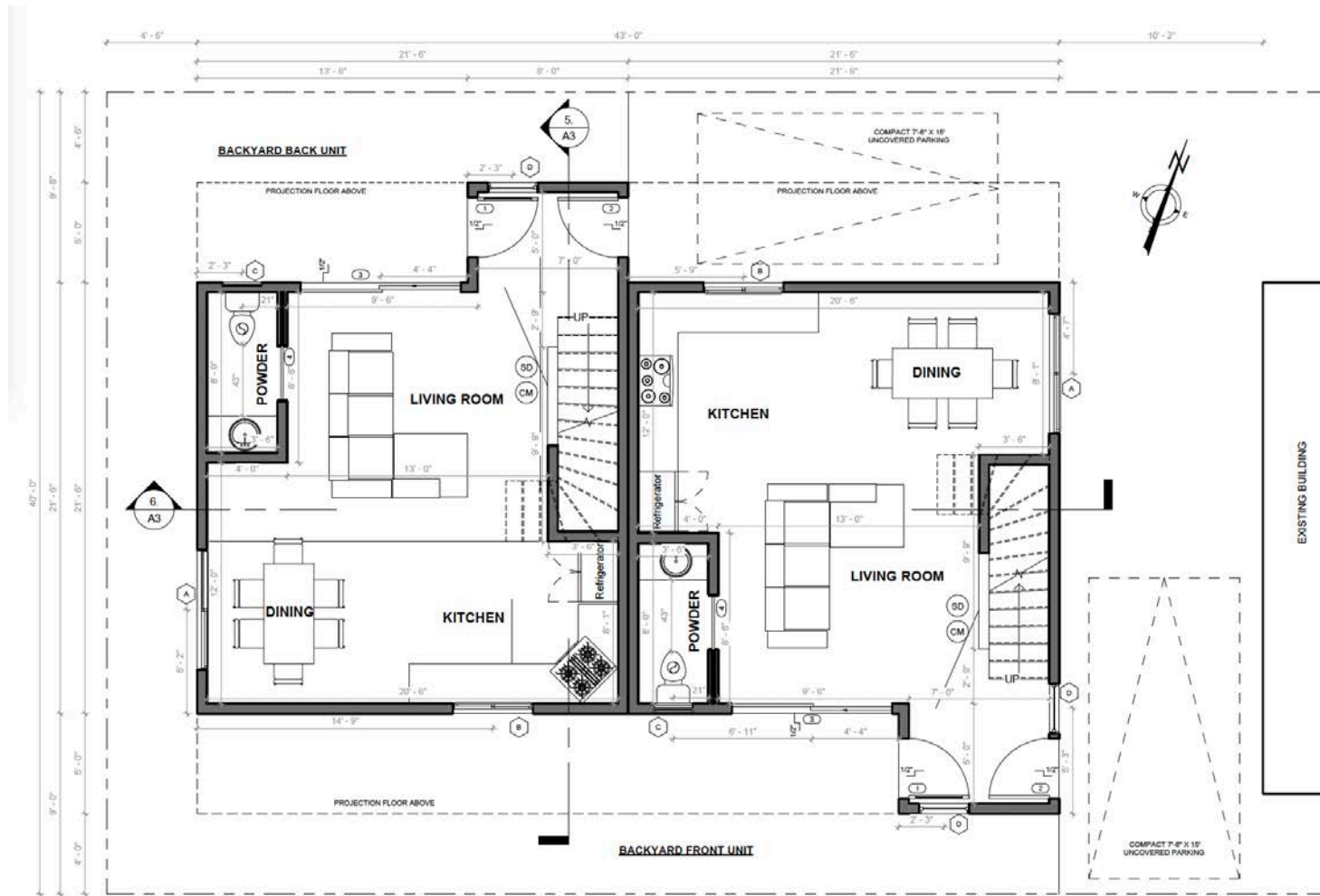
FRONT DUPLEX | FLOOR 3



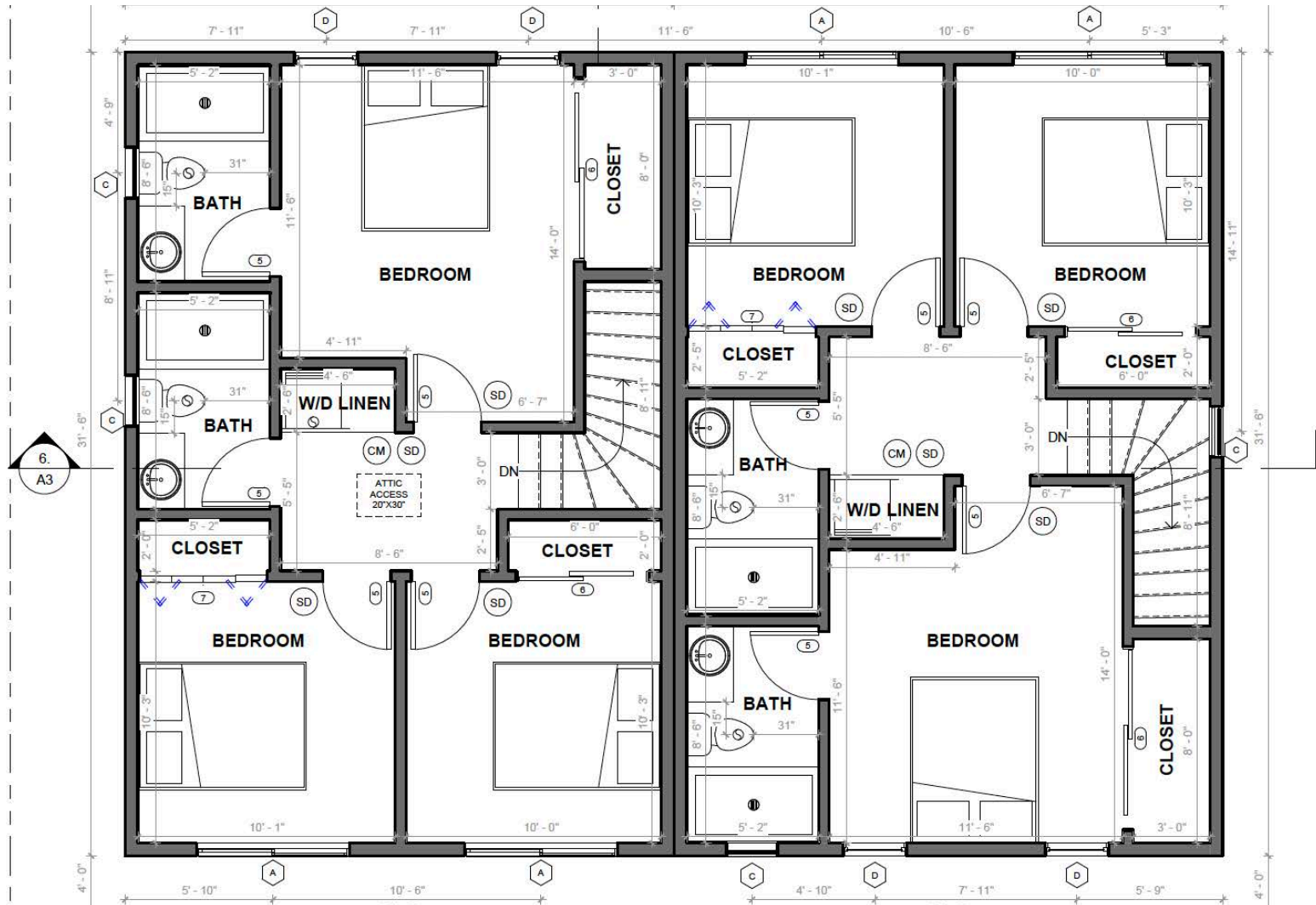
FRONT DUPLEX | ROOF DECK



BACK ADU DUPLEX | FLOOR 1



BACK ADU DUPLEX | FLOOR 2





Elizabeth Maddox
818.850.8485
elizabeth@myunits.com

Ian Maddox
609.513.2646
ian@myunits.com

