

7,320 SF LOT 10 MINUTES FROM USC! DELIVED WITH RTI PLANS FOR FOURPLEX | SB-8 EXEMPT

715 E 41ST PL



OFFERING MEMORANDUM

Prepared by
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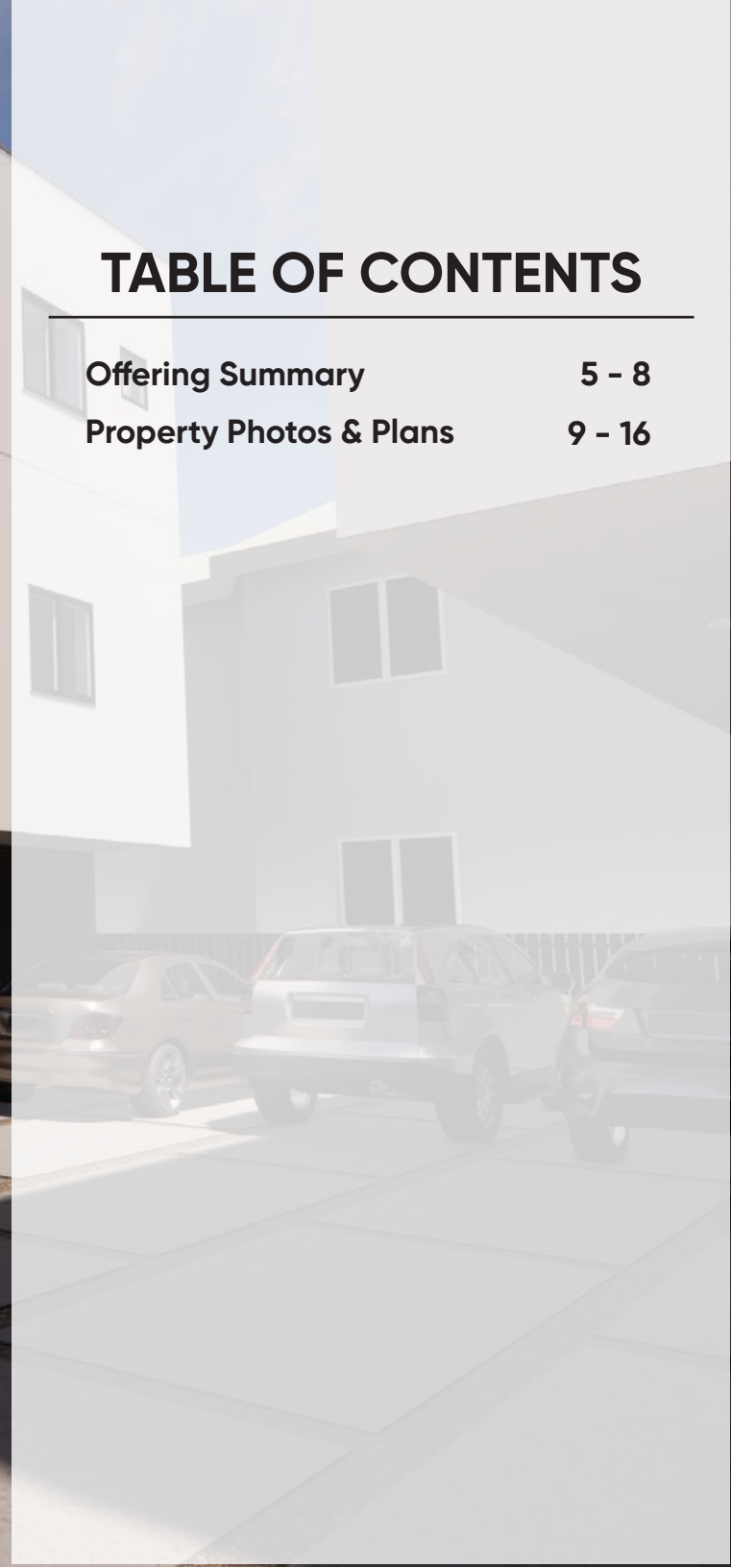
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TABLE OF CONTENTS

Offering Summary	5 - 8
Property Photos & Plans	9 - 16



The top half of the image features a background with a topographic map pattern. It consists of numerous white, irregular contour lines of varying thicknesses on a teal-to-blue gradient background. The lines create a sense of depth and movement, resembling a map of a hilly or mountainous region.

OFFERING SUMMARY

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Developers, this is an excellent opportunity to build a new construction fourplex 10 minutes from USC and Exposition Park! 715 E 41st Pl is an SB-8 EXEMPT, NON-RENT CONTROLLED, 7,320 square foot flat lot that is being delivered with RTI plans for a fourplex featuring one 6 bedroom, 6 bathroom SFR (featuring a 1st floor flex room with private access), one 3 bedroom, 3 bathroom ADU, and two 4 bedroom, 4 bathroom townhomes that boast potential for ADU conversion due to added flex space with private entrances. 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. No steel beams, two-way cantilevers, non-aligning interior framing, etc. Major cost savings.
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. **Flex Rooms:** There are 3 large flex rooms (450 sf+) with a private entrance and yard space that will be ideal for generating additional income.
4. **Ample Parking:** The plans boast 9 legal parking spaces and 1 bonus space, making for a whopping 10 spots. That's a major feature for tenants!
5. **Large Bedrooms designed for students/master leases:** All units have bedroom sizes of 10' x 12' minimum that can accommodate both a queen size bed and a computer desk.
6. **Private Open Spaces:** All units, including the flex rooms, have large usable private open spaces.

With SB-8 exempt, 7,000 square foot+ lots being extremely rare these days, you'll want to jump on this opportunity fast!



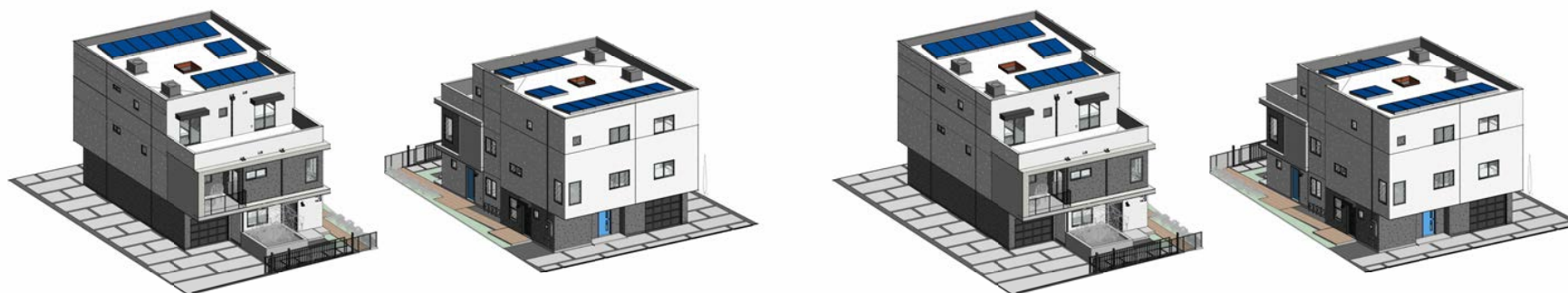
PROPERTY OVERVIEW

THE PROPERTY:

Address:	715 E 41st Pl, Los Angeles, CA 90011
APN:	5115-001-028
# Developable Units:	Delivered with RTI Plans for a Fourplex
Current Building on Lot:	None (SFR was Already Demolished, Saving Buyer Demo Costs)
Lot Size (SF):	7,320
Rent Control:	No
Zoning:	LARD2
Parking:	9 Spots + 1 Bonus= 10

THE OFFERING:

List Price:	\$850,000
Price Per Lot SF:	\$116.12



INVESTMENT HIGHLIGHTS



- No rent control on the future project!
- Delivered RTI!!! Get ready to build ASAP.
- SB-8 EXEMPT!
- Huge (7,320 SF) flat lot, ideal for a new construction project. Minimal land inventory of this size on the market.
- Already demolished- saving money on demo costs!
- Expertly designed plans that will be cost-effective to build. No steel beams, two-way cantelievers, non-aligning interior framing, etc. Massive cost savings.
- There are 3 large flex rooms (450 sf+) with a private entrance and yard space. These rooms will generate additional rental income for the buyer.
- 9 legal parking spaces, plus 1 bonus spot: a whopping 10 spots!
- Large Bedrooms designed for students: All units have bedroom sizes of 10' x 12' minimim that can accommodate both a queen size bed and a computer desk.
- All units, including the flex rooms, have large usable private open spaces.
- No relocations needed! Non-tenant occupied!
- Located minutes from USC & Exposition Park.
- A mix of large 6, 4 and 3 bedroom units, meaning maximum income.

The background of the image is a topographic map with contour lines in shades of blue and teal. The lines are irregular and wavy, creating a textured effect. The map is divided horizontally by a white line.

PROPERTY PHOTOS

RENDERINGS



FRONT BUILDING RENDERINGS | FLOOR 1



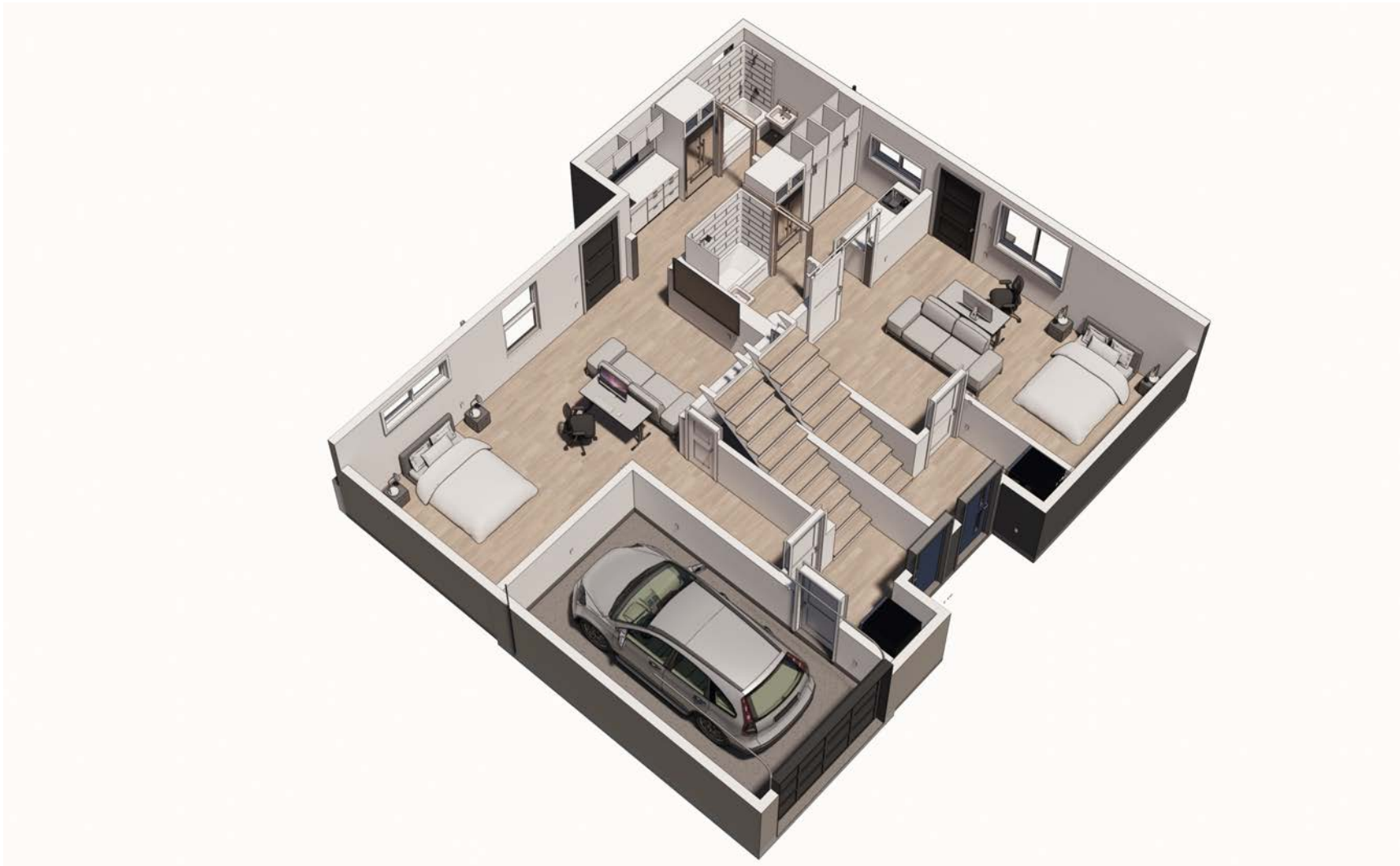
FRONT BUILDING RENDERINGS | FLOOR 2



FRONT BUILDING RENDERINGS | FLOOR 3



BACK BUILDING RENDERINGS | FLOOR 1



BACK BUILDING RENDERINGS | FLOOR 2



BACK BUILDING RENDERINGS | FLOOR 3





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