

# R3 Development Site

1541 S. Orange Grove  
Los Angeles, CA 90019



- Great development upside with an existing SFR
  - Well maintained home with newer roof
    - Current rent of \$2,600 per month
    - Developer friendly terms available
- Next to many new residential for sale projects currently under construction
  - \$1,000,000

***The Development Brokers***

12400 Ventura Blvd. #606 818.985.9700 Phone  
Studio City, CA 91604 818.985.9703 Fax

**EVANISKO**  
REALTY & INVESTMENT, INC.

[www.EvaniskoRealty.com](http://www.EvaniskoRealty.com)

# R3 Development Site

1541 S. Orange Grove  
Los Angeles, CA 90019

**T**his brochure has been prepared to provide unverified summary information to interested parties, and to establish only a preliminary level of interest in the subject development opportunity.

The information contained in this brochure has been obtained from sources we believe to be reliable; however, Evanisko Realty & Investment, Inc. has not verified, and will not verify, any of the information contained herein, nor has Evanisko Realty & Investment, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Broker and Owner make no representations/warranties as to the development potential of land.

All interested parties must take appropriate measures to verify all of the information set forth herein.

**Please contact Evanisko Realty & Investment, Inc. for additional information/guidance pertaining to this property.**



Disclosure

**EVANISKO**   
REALTY & INVESTMENT, INC.

[www.EvaniskoRealty.com](http://www.EvaniskoRealty.com)

# R3 Development Site

1541 S. Orange Grove  
Los Angeles, CA 90019



**Page 4:** Property Summary

**Page 5:** Location

**Page 6:** Parcel Map

**Page 7:** Transaction Details

**Page 8:** Tentative Tract Map Status

**Page 9:** Broker Information

---

[Table of Contents](#)

**EVANISKO**   
REALTY & INVESTMENT, INC.

[www.EvaniskoRealty.com](http://www.EvaniskoRealty.com)

# R3 Development Site

1541 S. Orange Grove  
Los Angeles, CA 90019

Located one block East of Fairfax in the Wilshire Community Plan area lies this single family home on a R3 zoned property. The property previously had plans for an 8-unit condo project that have since expired. TT-66105. There is a tenant occupying the single family home on a month to month lease of \$2,600 per month. The property is located 2 miles to The Grove shopping center, 1.5 miles to Hancock Park, approximately 1 mile to the 10 Freeway , and walking distance to a Vons. Orange Grove street is a very quite tree lined street consisting of smaller apartment buildings and single family homes.

- **Address:** 1541 S. Orange Grove Ave Los Angeles, CA 90019
- **APN:** 5068-023-006
- **Total Land Area:** 6,886 Sqft.
- **Current Improvements:** Single family residence. 3 Bed, 2 Bath
- **Current Zoning:** [Q] R3-1-0
  - [Q] Condition refer to Ordinance 179884
- **General Plan:** Medium Residential
- **Entitlements:** TT-66105 for an 8 unit condo project
- **Land Dimensions:** 55 x 125 Sqft.
- **Topography:** Flat land
- **Neighborhood Council:** P.I.C.O.
- **Price:** \$1,000,000

## Property Summary

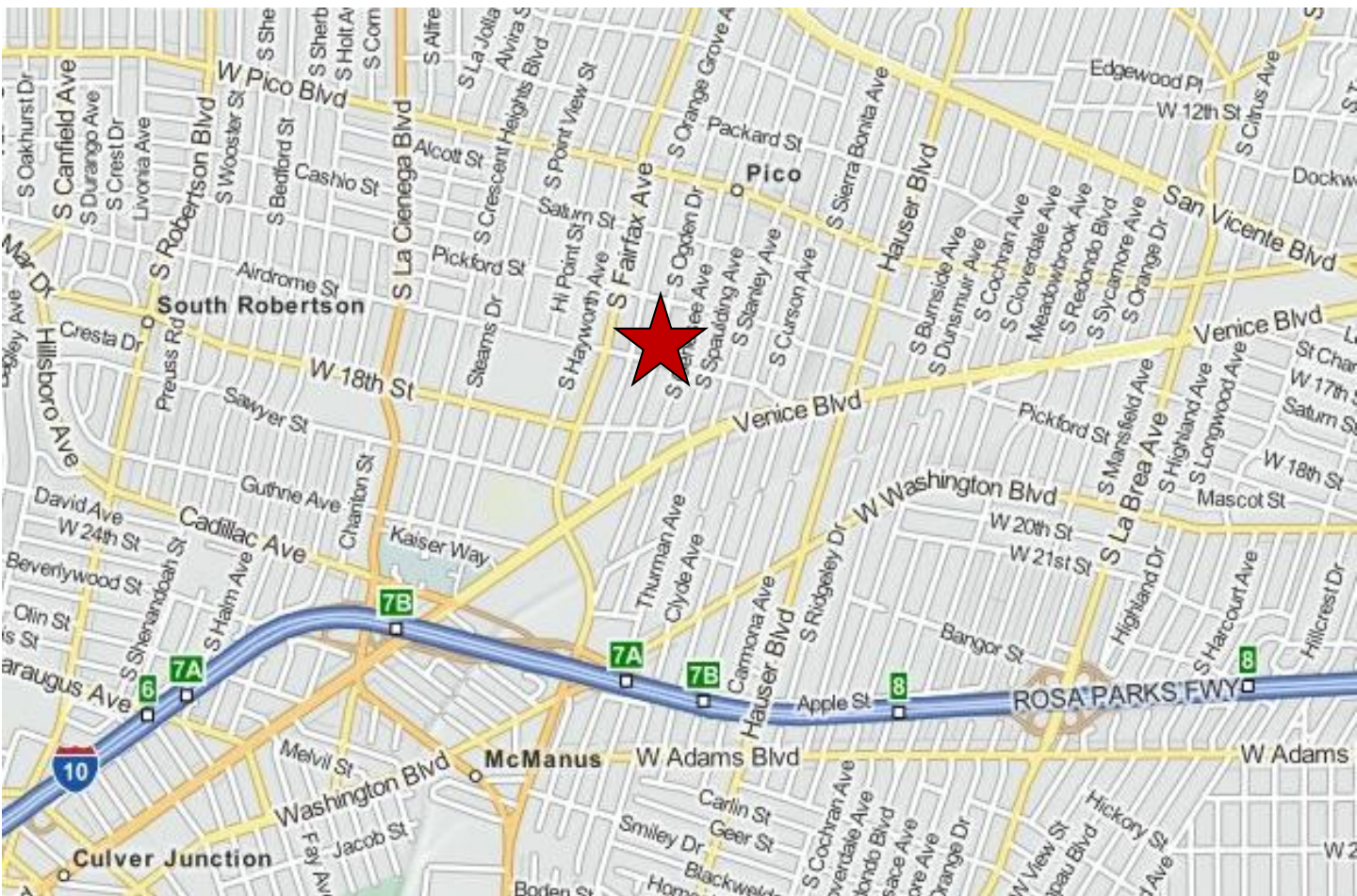
**EVANISKO**  
REALTY & INVESTMENT, INC.

[www.EvaniskoRealty.com](http://www.EvaniskoRealty.com)



# R3 Development Site

1541 S. Orange Grove  
Los Angeles, CA 90019



## Location

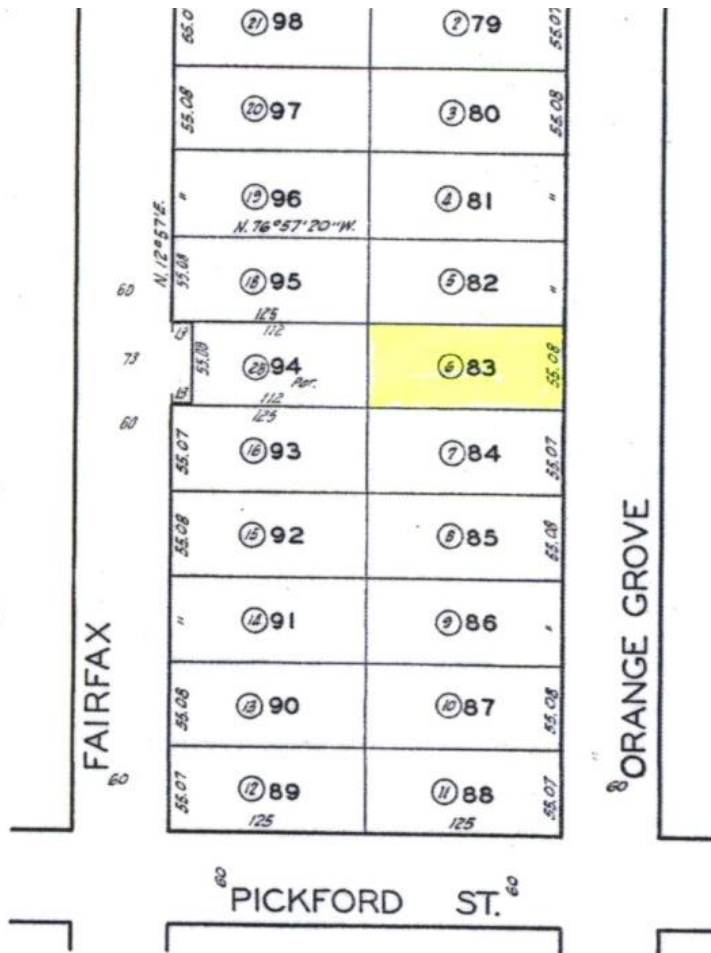
**EVANISK**   
REALTY & INVESTMENT, INC.  
[www.EvaniskoRealty.com](http://www.EvaniskoRealty.com)

# R3 Development Site

1541 S. Orange Grove  
Los Angeles, CA 90019

TRACT NO. 4448  
M.B. 49-34  
TRACT NO. 4713  
M.B. 60-44

ASSMT. SEE: 654-8





# R3 Development Site

1541 S. Orange Grove  
Los Angeles, CA 90019

**Deal Structure:** Negotiable

**Price:** \$1,000,000

**Submit Offers To:** Evanisko Realty & Investment, Inc.

**ALL PROPOSALS WILL BE REVIEWED BY PROPERTY OWNER AND BROKER AS RECEIVED.**

**For additional information/guidance on this and other development opportunities contact: Evanisko Realty & Investment, Inc. (818) 985-9700**



## Transaction Details

12400 Ventura Blvd. #606 818.985.9700 Phone  
Studio City, CA 91604 818.985.9703 Fax



[www.EvaniskoRealty.com](http://www.EvaniskoRealty.com)

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401  
CITY PLANNING COMMISSION

WILLIAM ROSCHEN  
PRESIDENT  
REGINA M. FREER  
VICE-PRESIDENT  
SEAN O. BURTON  
DIEGO CARDOSO  
GEORGE HOVAGUIMIAN  
JUSTIN KIM  
ROBERT LESSIN  
BARBARA ROMERO  
MICHAEL K. WOO  
  
JAMES WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271  
ALAN BELL, AICP  
DEPUTY DIRECTOR  
(213) 978-1272  
EVA YUAN-MCDANIEL  
DEPUTY DIRECTOR  
(213) 978-1273  
  
VACANT  
DEPUTY DIRECTOR  
(213) 978-1274  
FAX: (213) 978-1275  
  
INFORMATION  
www.planning.lacity.org

May 24, 2012

*Possible EXT  
66105*

All Concerned Consultants and Developers

**Re: Extensions of Time for Tentative Tract and Preliminary Parcel Maps**

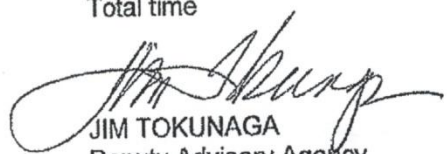
The State legislature on July 15, 2011, enacted legislation whereby all maps are automatically granted an additional two years as long as those maps were still valid as of July 15, 2011 and will expire before January 1, 2014.

In order to take advantage of the increase time extension authority, the City of Los Angeles adopted a new ordinance consistent with State law (Ordinance No. 182106, effective May 20, 2012).

The new time extension is in addition to any extension provided for by the Municipal Code and the State Map Act. Accordingly, the maximum total time (not considering offsite improvements, lawsuits, moratoriums, unit maps and development agreements) a tentative tract map or preliminary parcel map can be maintained as valid is now 14 years.

Authority	Length of time and extension
Section 17.07-A and 17.56-A LAMC	3 years (for initial approval)
SB 1185 State Automatic Extension	1 year (if map is valid on 7/15/08 and expires before 1/1/11)
AB 333 State Automatic Extension	2 years (if map is valid on 7/15/09 and expires before 1/1/12)
AB 208 State Automatic Extension	2 years (if map is valid 7/15/11 and expires before 1/1/14)
Ordinance No. 180,647	6 years (by application)
Total time	14 years

*YES + 1*  
*YES + 2*  
*YES + 2*

  
JIM TOKUNAGA  
Deputy Advisory Agency

*COUNCIL APPEAL 5/31/07 EFFECTIVE*  
*5/31/10 EXPIRATION*  
*FREE { 5/31/11 SB1185*  
*5/31/13 AB 333*  
*5/31/15 AB 208*  

---

*5/31/21 6yrs - 951.60*





INFILL LAND SALES • CONSTRUCTION FINANCING • MARKET INTELLIGENCE

**The Development Brokers.com**

**Frank Evanisko**

President

frank@evaniskorealty.com

**David Melaugh**

Vice President

melaugh@evaniskorealty.com

**Chris Martinez**

Broker Associate

chris@evaniskorealty.com

**Evanisko Realty & Investment, Inc.**

12400 Ventura Blvd.

#606

Studio City, CA 91604

P. (818) 985-9700

F. (818) 985-9703

Lic. 01383591

www.**TheDevelopmentBrokers.com**

**Our Business**

Evanisko Realty & Investment, Inc. facilitates the transaction of infill development opportunities within the Southern California marketplace. Since its inception in 2003, Evanisko has sold or structured various partnerships for the redevelopment of over 100 sites ranging from 6,000 SF single family lots to high profile/high density downtown land assemblages. Harnessing the power of real time local development market information has been the key to Evanisko's ability to effectively and properly advise clients through each step of every transaction. Maintaining a vertically integrated development-based niche [Sales and Finance] has allowed Evanisko to clearly differentiate itself within the local brokerage community.

*When we look at your property, we envision what it can be.*