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605 W. 228TH ST., CARSON, CA 90745

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Property Description



OFFERING SUMMARY

SALE PRICE:	\$1,995,000
APN:	7341-030-015
LOT SIZE:	33,339 SF
PRICE / SF:	\$59.84
ZONING:	CA RM-25 U&D
FRONTAGE:	140 FT along 228th St. & 260 FT along Figueroa St.

PROPERTY OVERVIEW

KW Commercial is pleased to present this 33,339 SF CA RM-25 U&D zoned corner lot. The lot has excellent frontage with approx. 140 feet along 228th St. and approx. 260 feet along Figueroa St.

The Subject property is currently being operated as an income producing Mobile Home Park with 21 spaces and currently generates over \$50,000 gross per year.

The site also allows for future development opportunities. It currently allows for 19 units by right & up to 29 units with the Density Bonus! (additional information on pg. 6-7. BUYER TO DO THEIR OWN DUE DILIGENCE)

This Offering will attract an investor, owner/user or a developer looking to build at a signalized intersection with great frontage.

LOCATION OVERVIEW

The Subject Property is located within the City of Carson at the signalized northwest corner of 228th St & Figueroa St.

It is centrally located between Harbor-UCLA Medical Center & Kaiser Permanente Main Street Health Education Pavilion.

The site has excellent freeway access just east of the 110 Freeway.

The location offers good demographics with approx. 30,000 people residing within a 1-mile radius & over 200,000 people residing within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$1,995,000
Lot Size (SF):	33,339
Price/SF Lot:	\$59.84
Number of Spaces:	21
Zoning:	CA RM-25 U&D
APN:	5155-003-015
Current Cap Rate:	-0.7%
Proforma Cap Rate:	5.0%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$61,249	\$163,800
TOTALS	\$61,249	\$163,800

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$61,249	\$163,800
Less: Vacancy	(\$15,600)	(\$4,914)
Effective Gross Income	\$45,649	\$158,886
Less: Expenses	(\$58,680)	(\$58,680)
Net Operating Income	(\$13,031)	\$100,206

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$33,516	\$33,516
Insurance	\$924	\$924
Gas	\$6,204	\$6,204
Water	\$8,316	\$8,316
Trash	\$6,300	\$6,300
Management	\$3,420	\$3,420
Total Expenses	\$58,680	\$58,680

Income Summary

Rent Roll

Space	Lease Commence	Lease Expire	Monthly Rent	Proforma Monthly Rent
1	> 12 years	m-m	\$198.76	\$650.00
2	> 12 years	m-m	\$198.76	\$650.00
3	> 12 years	m-m	\$198.76	\$650.00
4	> 12 years	m-m	\$198.76	\$650.00
5	> 12 years	m-m	\$198.76	\$650.00
6	> 12 years	m-m	\$198.76	\$650.00
7	> 12 years	m-m	\$198.76	\$650.00
8	VACANT	m-m	\$650.00	\$650.00
9	> 12 years	m-m	\$201.35	\$650.00
10	> 12 years	m-m	\$183.18	\$650.00
11	> 12 years	m-m	\$198.76	\$650.00
12	> 12 years	m-m	\$218.70	\$650.00
13	> 12 years	m-m	\$201.35	\$650.00
14	> 12 years	m-m	\$201.35	\$650.00
15	> 12 years	m-m	\$201.35	\$650.00
16	> 12 years	m-m	\$201.35	\$650.00
17	VACANT	m-m	\$650.00	\$650.00
18	> 12 years	m-m	\$201.35	\$650.00
19	> 12 years	m-m	\$201.35	\$650.00
20	> 12 years	m-m	\$201.35	\$650.00
21	> 12 years	m-m	\$201.35	\$650.00
			\$5,104.11	\$13,650.00

Notes:

****DRIVE BY ONLY****

Development Opportunity



PROJECT SITE INFORMATION

- **APN:** 731030015
- **Zone:** RM-25-D (Residential Multi-Family, 25 units/acre)
- **Lot SF:** 33,339
- **Year Built:** 1954
- **Acres:** 0.76 AC
- **General Plan Land Use:** High Density (HD)

DEVELOPMENT STANDARDS

- **Zoning:** RM-25-D (Multiple Family Residential)
- **Permitted Uses:**
 - Single-family dwellings on lots 50 feet wide or greater (By Right).
 - Single-family dwellings on lots less than 50 feet wide (By Right).
 - Multiple-family dwellings on lots 50 feet wide or greater (Conditional Use Permit).
 - Multiple-family dwellings on lots less than 50 feet wide (Conditional Use Permit).
 - Residential condominium (Conditional Use Permit).

Development Opportunity

- **Height:** 30 ft.
- **Maximum Lot Coverage:** The ground area included within the exterior walls and/or supporting columns of all roofed structures shall not exceed forty (40) percent of the net lot area, except when a parking structure or subterranean parking is proposed, the ground area shall not exceed seventy (70) percent of the net lot area
- **Minimum Lot Size:** 5,000 sf
- **Lot Width:** 55 feet for corner lot
- **Dwelling Unit Density:** 25 DUs per acre, $0.76 \text{ AC} \times 25 = 19$ units possible
- **State Density Bonus Program:** $19 \times 0.50 = 9.5 = 10$ units
 - $19 + 10 = 29$, 29 units total
 - $0.15 \times 29 = 4.35 = 4$ units set aside as affordable
- **Setbacks:**
 - **Front:** 20 ft. or 20% of lot depth, whichever is less.
 - **Sides:**
 - Single Family: 3 feet for lots smaller than thirty feet wide. 10 percent of the lot width for lots 30 to 50 feet wide. 5 feet for lots wider than 50 feet. Where the side of a lot abuts a street, the required side yard shall be twice the width required above.
 - Multi-Family: 6 feet for lots smaller than 30 feet wide. 20 percent of the lot width for lots 30 to 50 feet wide. 10 feet for lots wider than 50 feet.
 - **Rear:** 15 ft. Or 15% of lot depth, whichever is left.

FOR ADDITIONAL INFORMATION CONTACT:

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Additional Photos



Additional Photos

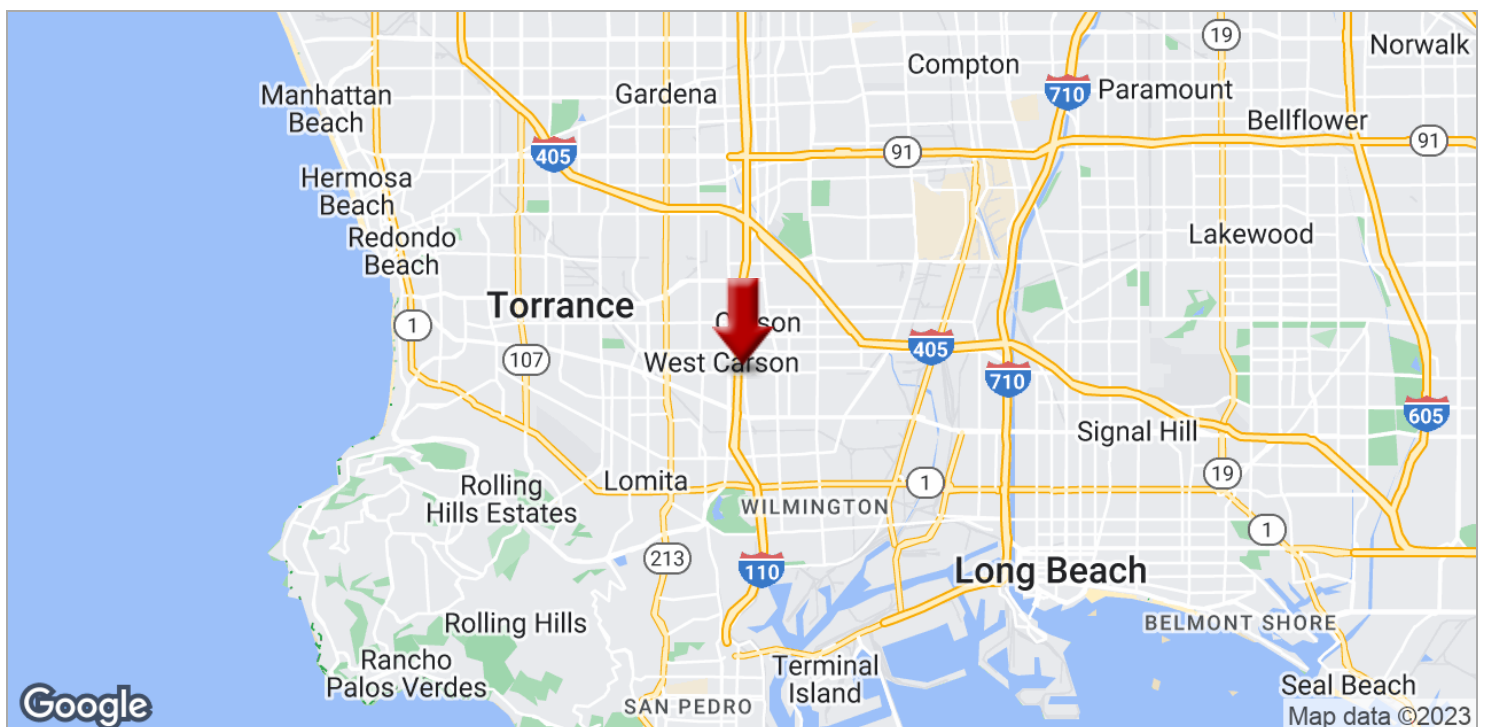
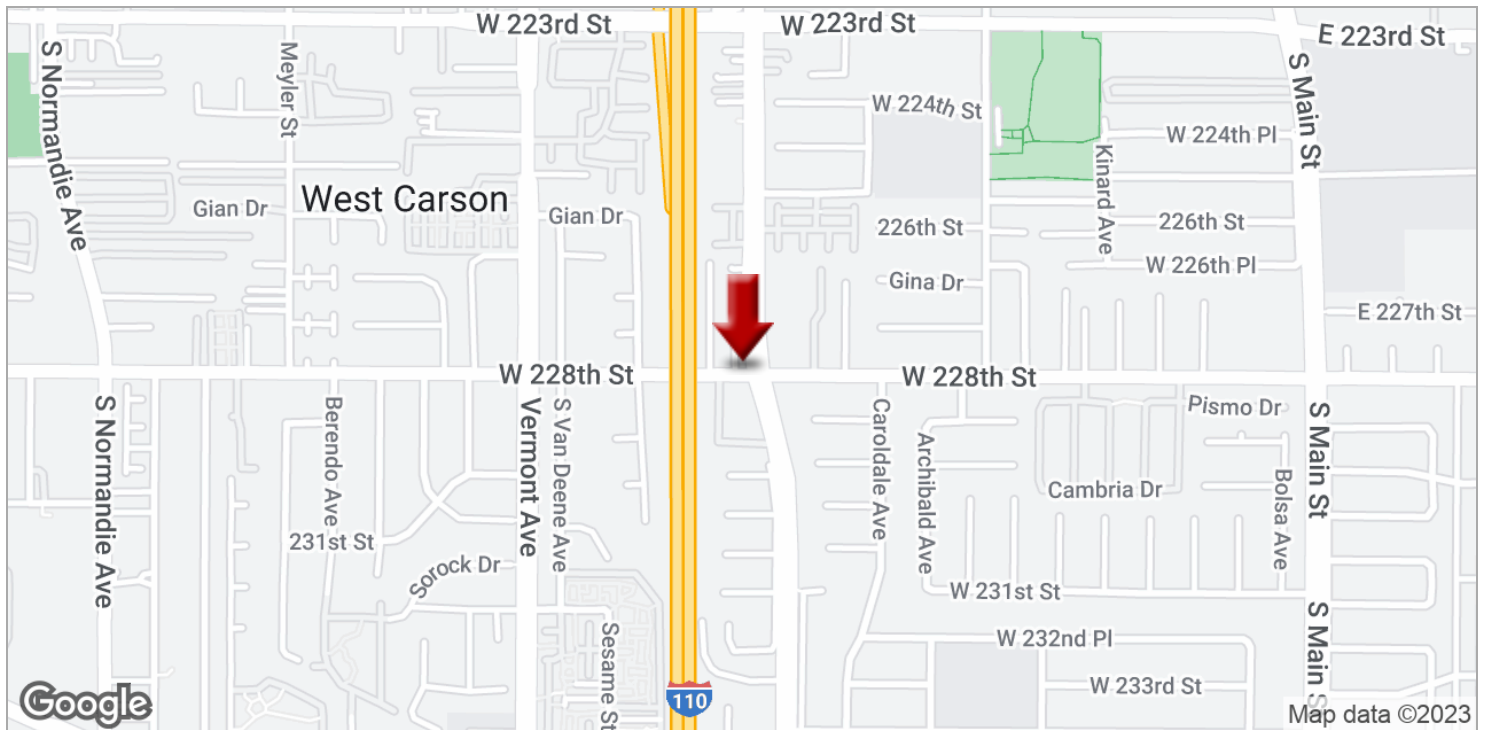


Facing North on Figueroa St.

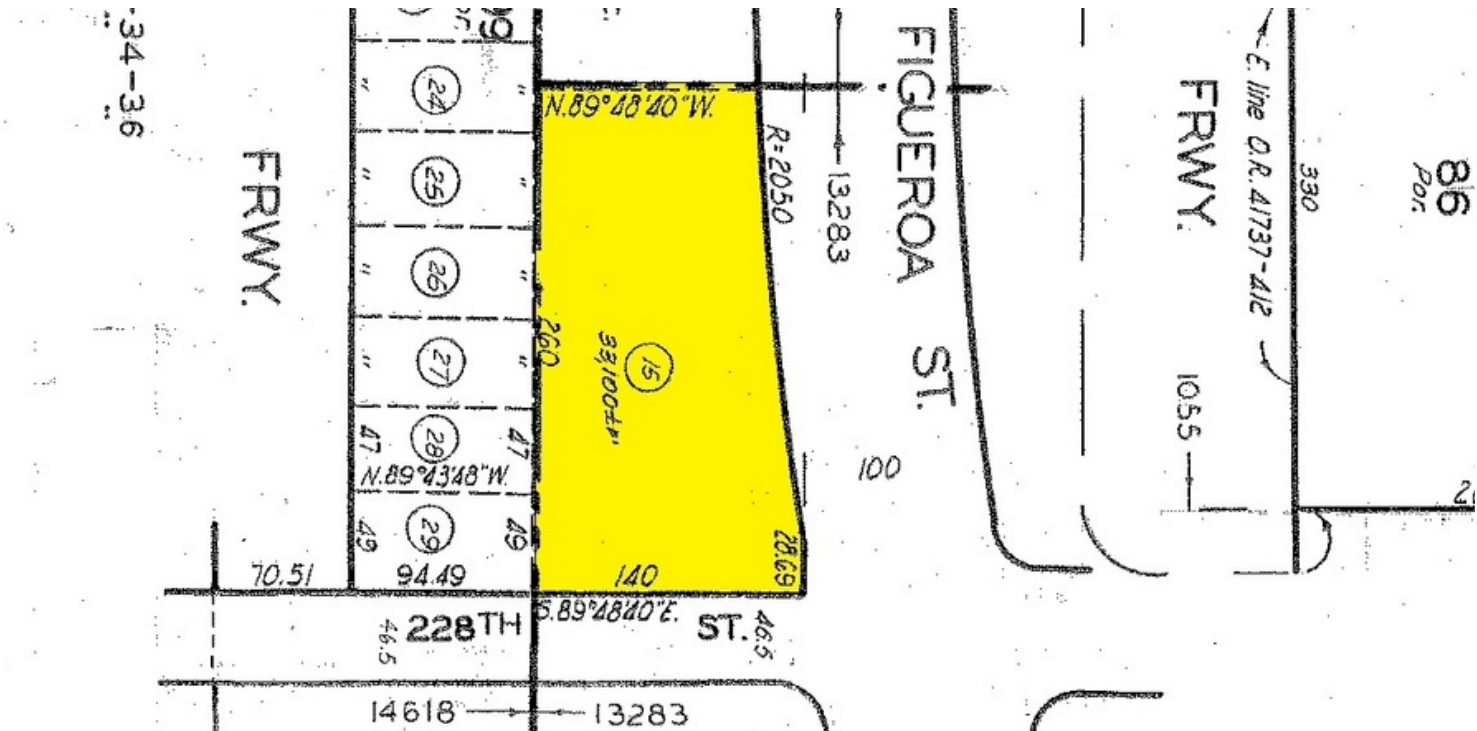
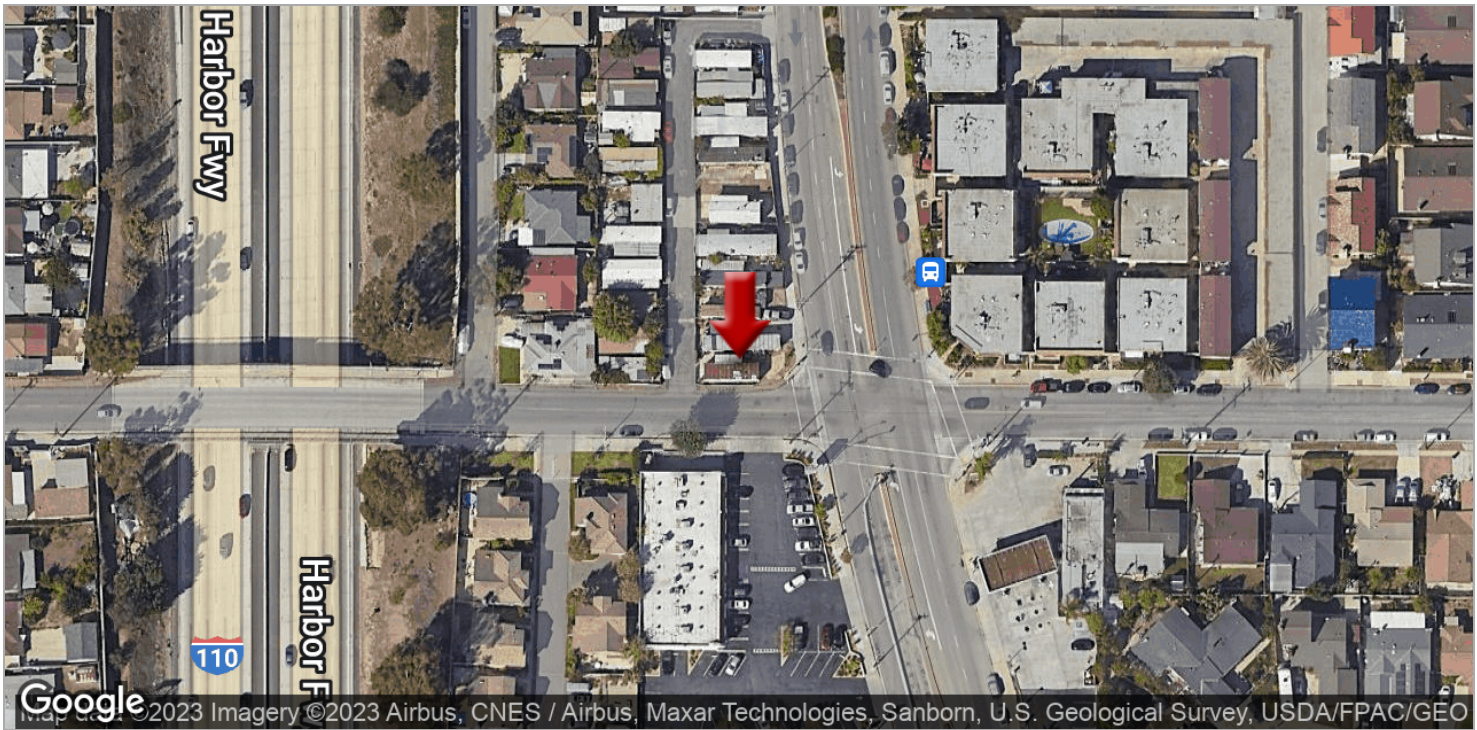


Facing South on Figueroa St.

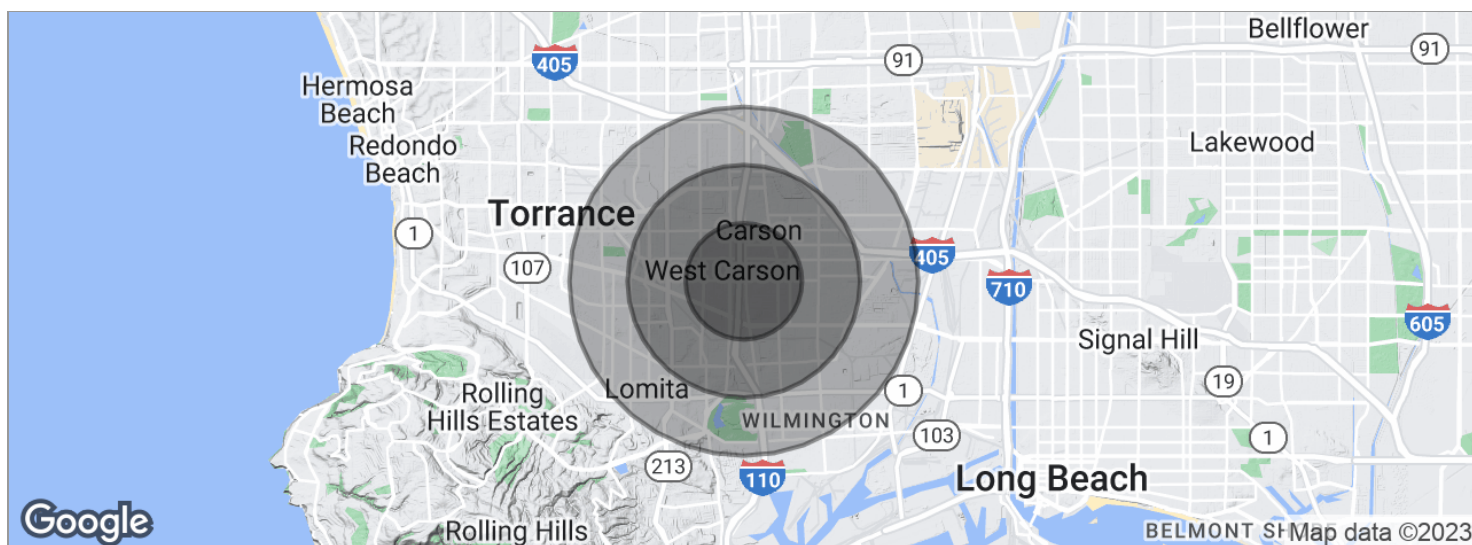
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	29,455	120,940	232,061
Median age	37.6	35.6	34.4
Median age (male)	36.5	34.2	33.4
Median age (Female)	38.9	37.0	35.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,883	35,815	69,687
# of persons per HH	3.3	3.4	3.3
Average HH income	\$78,177	\$74,980	\$72,839
Average house value	\$428,387	\$430,312	\$436,863
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	35.2%	45.4%	50.5%
RACE (%)	1 MILE	2 MILES	3 MILES
White	34.2%	38.4%	44.5%
Black	7.5%	7.0%	7.3%
Asian	37.1%	28.1%	21.6%
Hawaiian	4.2%	3.0%	2.0%
American Indian	0.3%	0.6%	0.9%
Other	11.2%	17.4%	18.2%

* Demographic data derived from 2020 ACS - US Census