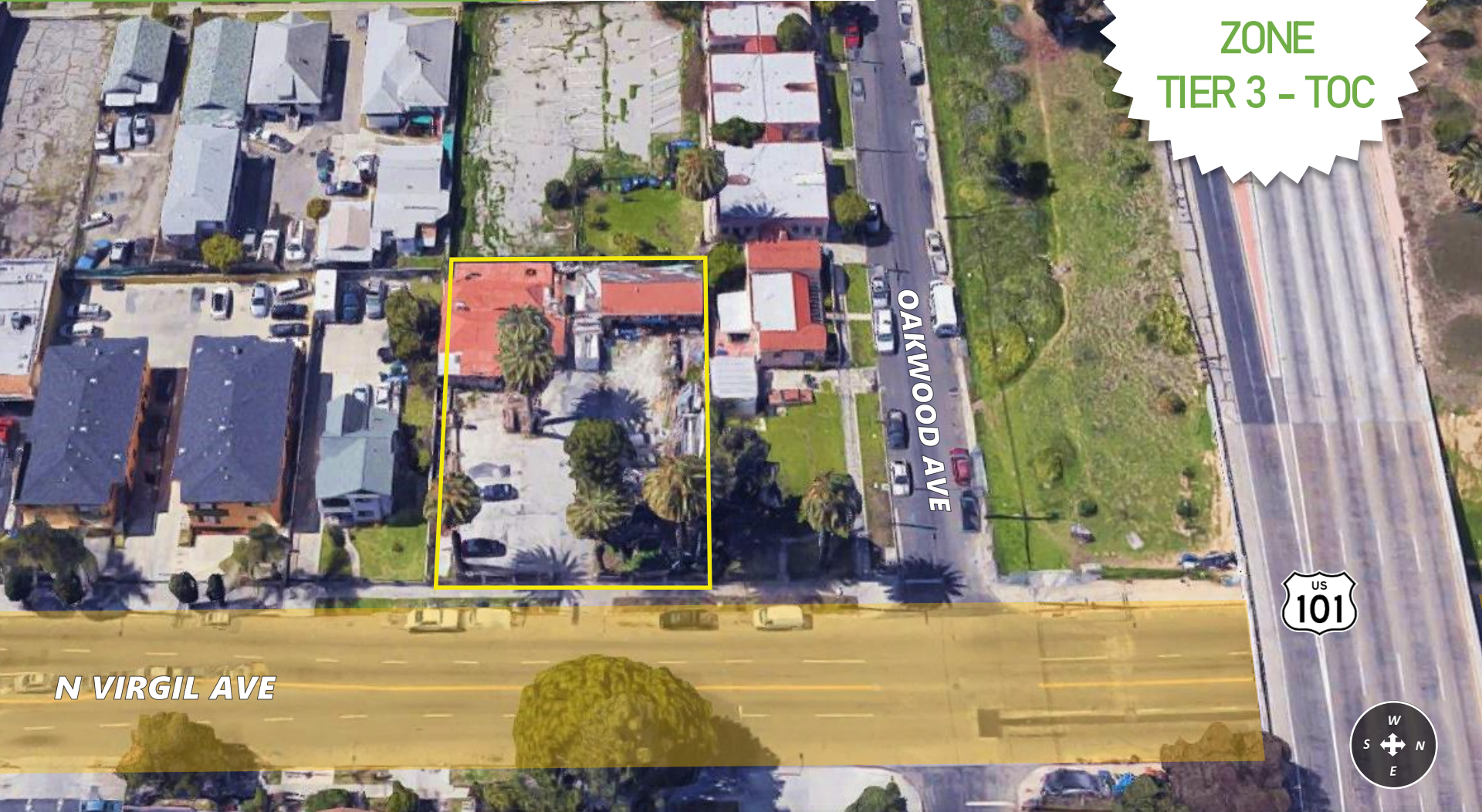


339-341 N VIRGIL AVE
LOS ANGELES, CA 90004

±13,745 Sq. Ft.
LAND

ENTERPRISE
ZONE
TIER 3 - TOC



N VIRGIL AVE

OAKWOOD AVE



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COMPETITION MAP



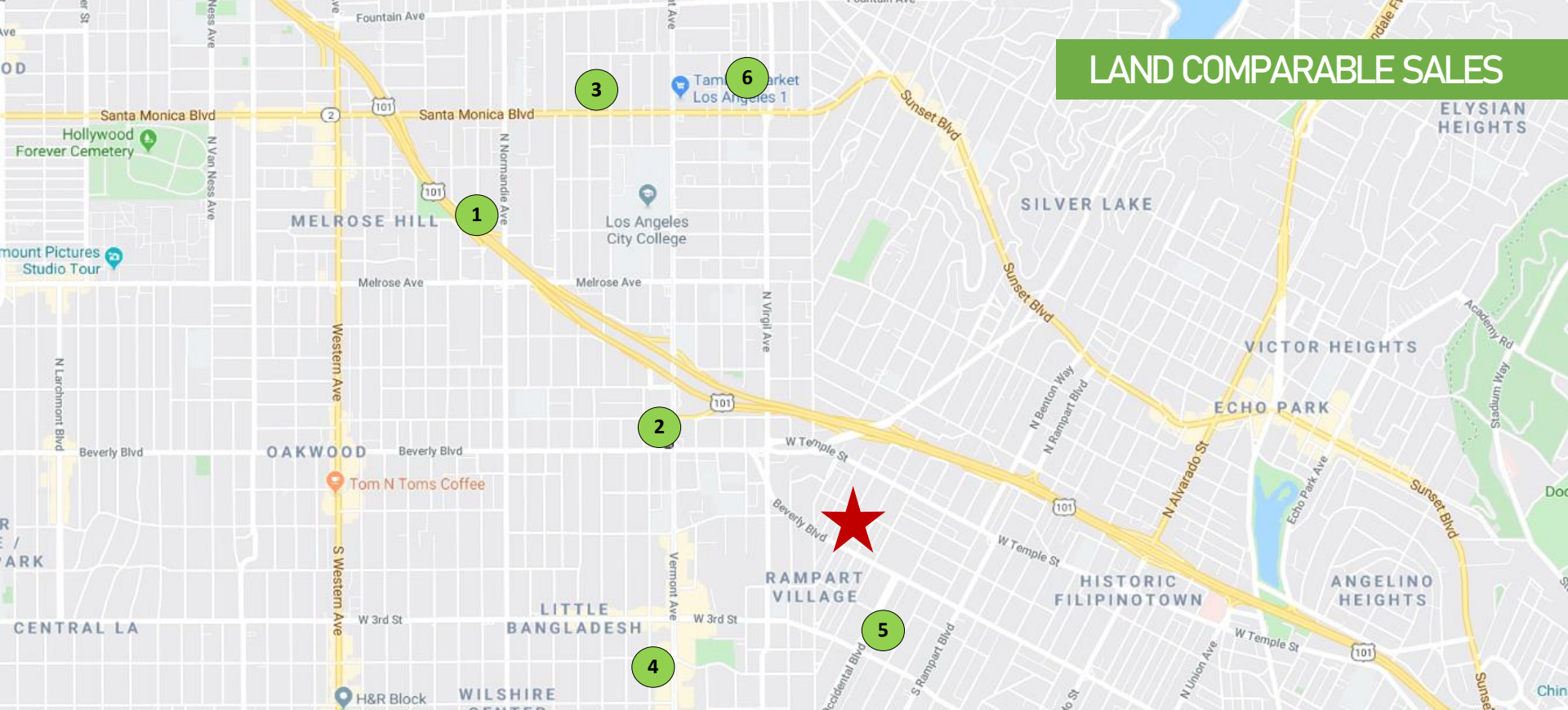
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PROPERTY INFORMATION

Address:	339 & 341 N Virgil Ave Los Angeles, CA 90004	Zoning:	[T][Q]MR1-1VL
APNs:	5501-002-018 & -019	Designated Qualified Opportunity Zone:	Yes
Sale Price:	\$2,670,000	Transit Orient Community (TOC):	Tier 3
Land Price:	\$194 per sq. ft.	Redevelopment Project Area (RPA):	Yes (Wilshire Center/Koreatown)
Building Size:	339 N Virgil Ave: 1,737 sq. ft. 341 N Virgil Ave: 666 sq. ft. Total: 2,403 sq. ft.	<h3>PROPERTY HIGHLIGHTS</h3> <ul style="list-style-type: none"> ➤ Currently two Single Family Residencies ➤ Redevelopment potential ➤ Convenient Freeway Access (101- Hollywood) ➤ <u>+605,324</u> Residents living within a 3-mile radius 	
Land Size:	339 N Virgil Ave: 6,848 sq. ft. 341 N Virgil Ave: 6,897 sq. ft. Total: 13,745 sq. ft.		
Built:	1915 – 339 N Virgil Ave 1921 – 341 N Virgil Ave		

LAND COMPARABLE SALES



#	SALE DATE	ADDRESS	SALE PRICE	LAND SIZE (SF)	LAND PRICE /SF
1	10/31/2019	900 N Ardmore Ave Los Angeles, CA 90029	\$1,100,000	5,191	\$212
2	10/4/2019	315 N Vermont Ave Los Angeles, CA 90004	\$2,800,000	12,421	\$225
3	9/18/2019	1115 N Berendo St Los Angeles, CA 90029	\$1,665,000	6,970	\$247
4	7/5/2019	163-179 S Vermont Ave Los Angeles, CA 90004	\$7,400,000	28,314	\$263
5	5/10/2019	154 S Occidental Blvd Los Angeles, CA 90057	\$1,875,000	9,148	\$208
6	4/8/2018	1125 N Virgil Ave Los Angeles, CA 90029	\$1,250,000	6,534	\$187
		339 & 341 N Virgil Ave	\$2,670,000	13,745	\$190

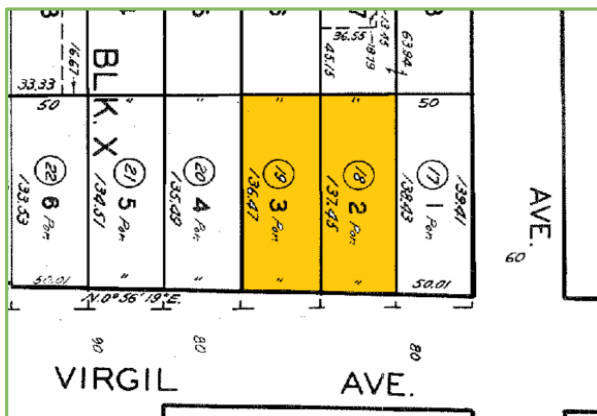
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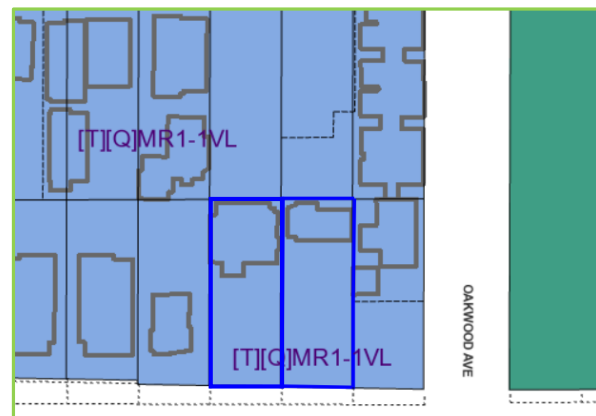
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APNs: 5501-002-018 & -019



ZONING: [T][Q]MR1-1VL



Demographics

	1 Mile	3 Mile	5 Mile
2019 Total Population	94,490	616,941	1,206,014
2019 Households	34,022	237,352	449,032
% Population Growth 2019-2024	0.32%	1.92%	1.90%
% Household Growth 2019-2024	0.05%	2.05%	1.99%
2019 Household Income: Average	\$58,737	\$66,678	\$70,455