

4,800 SF LOT IN TRENDY WEST ADAMS W/RTI PLANS FOR 4-UNITS! | OPP. ZONE, NON RSO & SB-8 EXEMPT

5410 SMILEY DR



OFFERING MEMORANDUM

Prepared by  
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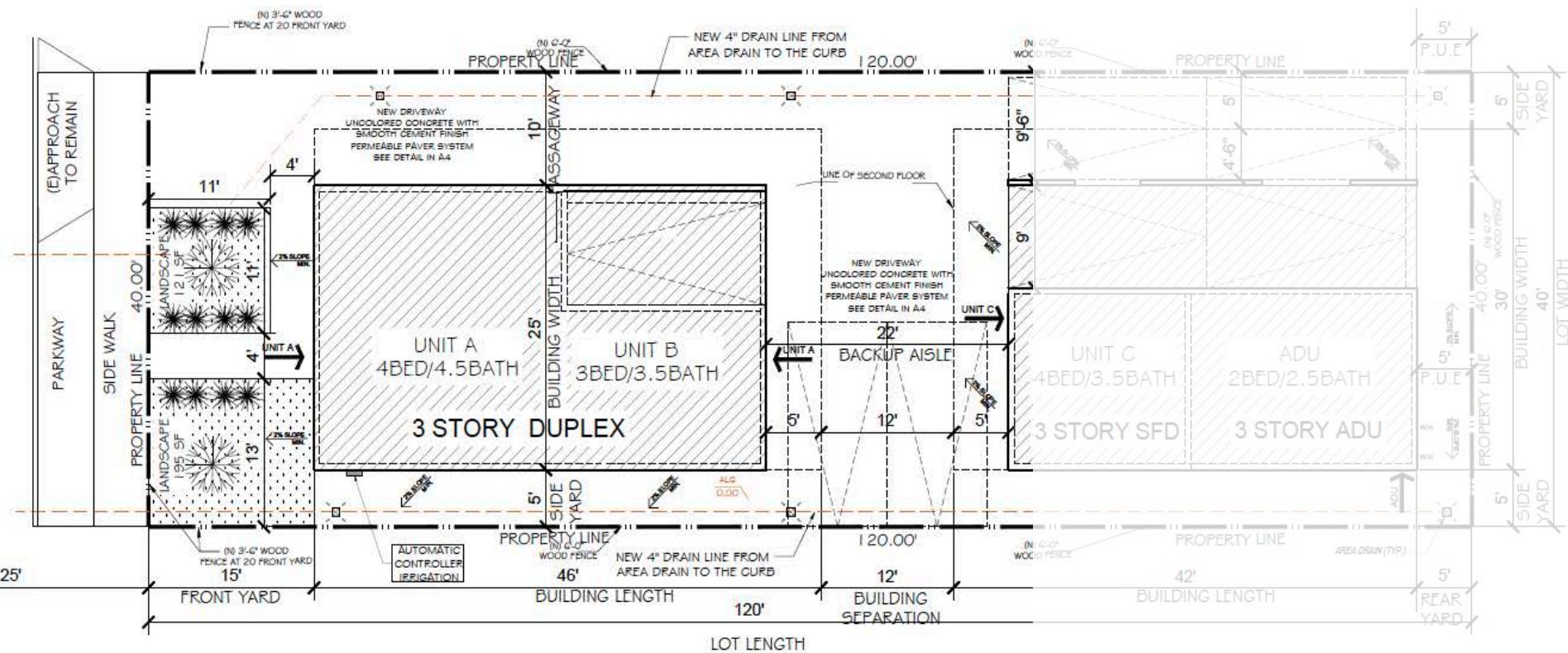
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## PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"





# OFFERING SUMMARY

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The Land Specialists are pleased to present 5410 Smiley Dr, a premier RTI development opportunity in prime West Adams. This OPPORTUNITY ZONE, SB 8 EXEMPT, NON RENT CONTROLLED, LARD1.5 zoned parcel gives developers the rare ability to build a new construction fourplex without rent restrictions, tenant relocation, or replacement unit requirements.

RTI plans are included for a modern fourplex with five multi level townhome units. The mix features two four bedroom layouts, one three bedroom layout and one two bedroom layout, all with private bathrooms, in unit laundry and parking. The design supports strong rentability and appeals to high earning tenants seeking new construction and efficient floorplans.

A general contractor bid to complete construction is already in hand at approximately \$900,000, allowing developers to underwrite this project with clarity on hard costs and a defined path to completion.

West Adams continues to attract tech and entertainment professionals due to its central location and direct access to major job hubs including Amazon Studios, Apple, HBO and Sony. Future tenants will enjoy walkable access to Whole Foods, Mizlala, Highly Likely, Chulita, The Culver Steps, Platform LA and the upcoming Maydan Market food hall.

5410 Smiley Dr offers developers a streamlined path to construction and a high demand location with long term rental stability and strong return potential.

Contact us directly to review the RTI set, the contractor bid, run pro forma scenarios and discuss the path to acquisition.

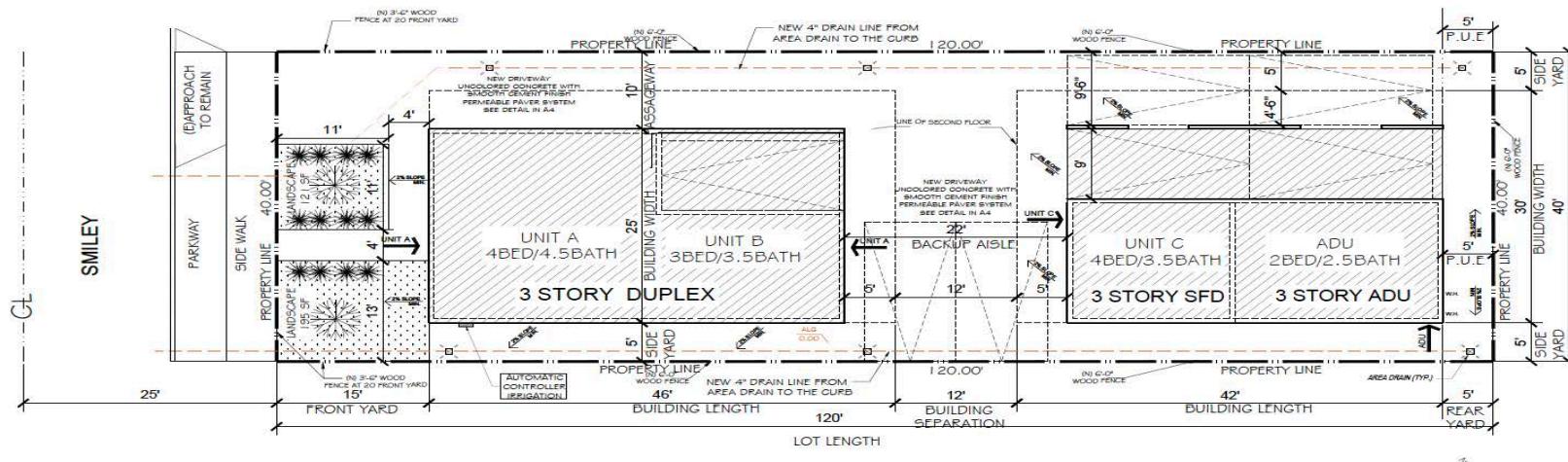


# OFFERING SUMMARY



## PROPERTY OVERVIEW

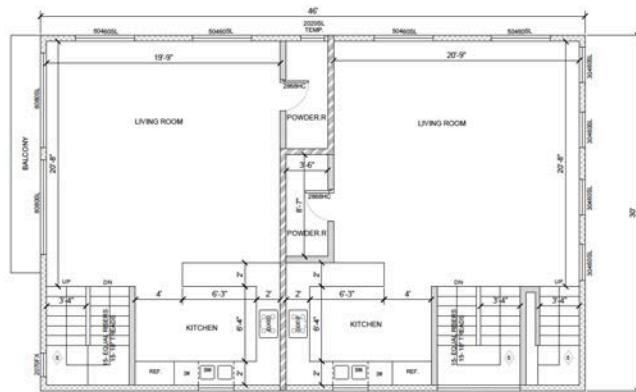
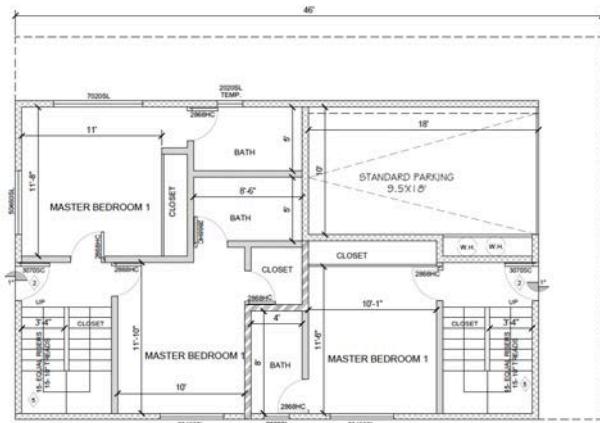
<b>THE PROPERTY:</b>	Address: 5410 Smiley Dr, Los Angeles, CA 90016
APN:	5043-016-010
# Developable Units:	Delivered with RTI Plans for a 4-Unit (Duplex + SFD+ 1 ADU)
Current Building on Lot:	SFR
SB-8 Exempt:	Yes
Lot Size (SF):	4,800
Rent Control:	No
Opportunity Zone	Yes
Zoning:	LARD1.5
Parking:	3 Garages + 4 Parking Spaces



# OFFERING SUMMARY



## INVESTMENT HIGHLIGHTS



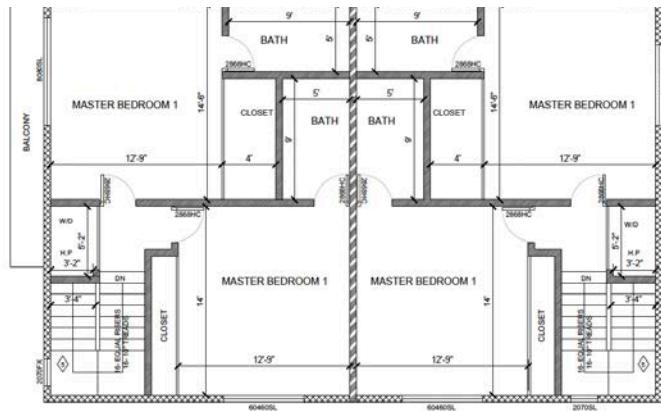
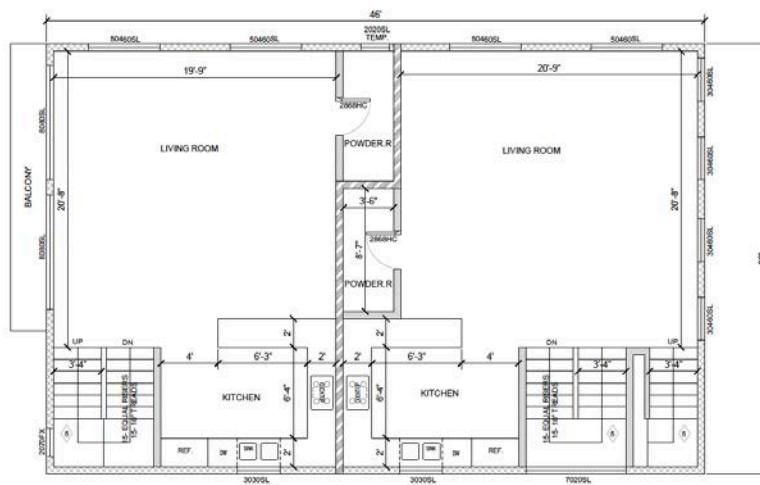
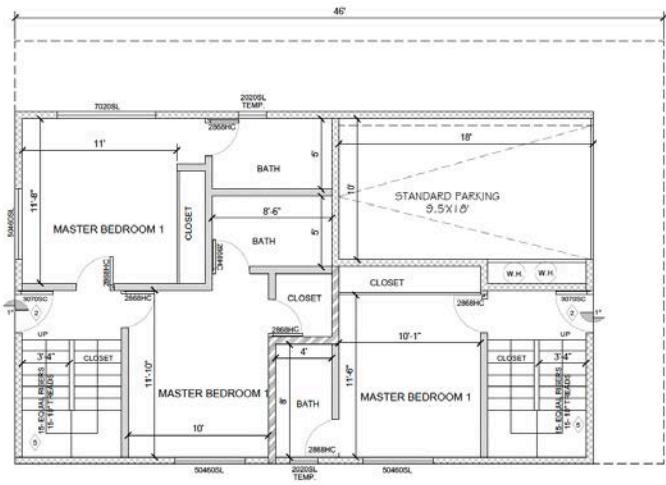
- No rent control on the future project!
- SB-8 EXEMPT!
- Delivered RTI!!! Get ready to build ASAP.
- Opportunity Zone, major tax benefits (consult CPA).
- Large (4,800 SF) flat lot, ideal for a new construction project.
- Expertly designed plans using all wood that will be cost-effective to build.
- Large bedrooms with oversized and/or double closets in some rooms.
- No relocations needed! Non-tenant occupied!
- Located steps from countless trendy restaurants, shops and mixed-use developments such as Highly Likely, the Culver Steps, Platform and the soon-to-be Maydan Market (food hall) that includes Michelin Star connected restaurant Compass Rose!
- A mix of large 4, 3, and 2 bedroom units, meaning maximum income.
- New construction in this neighborhood commands premium rents and high resale value.
- High- demand rental market, attracting entertainment industry professionals, young creatives, and commuters.



# PROPERTY PHOTOS

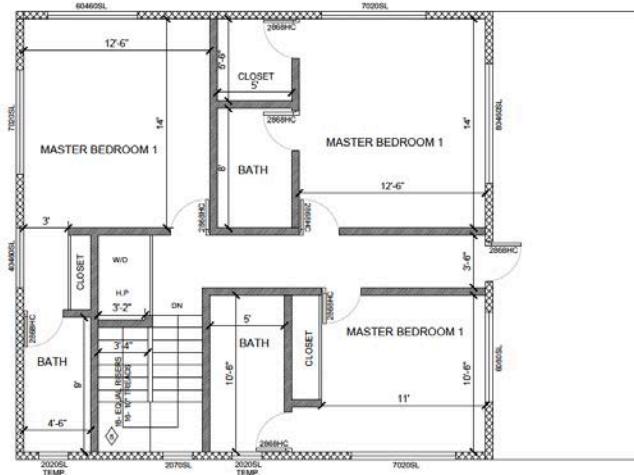
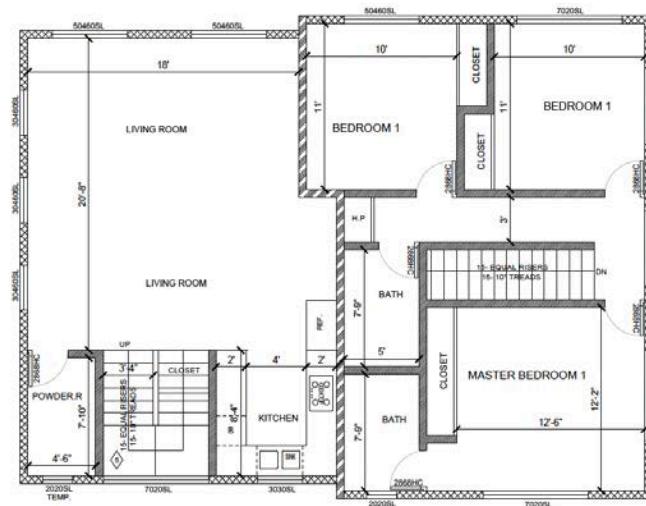
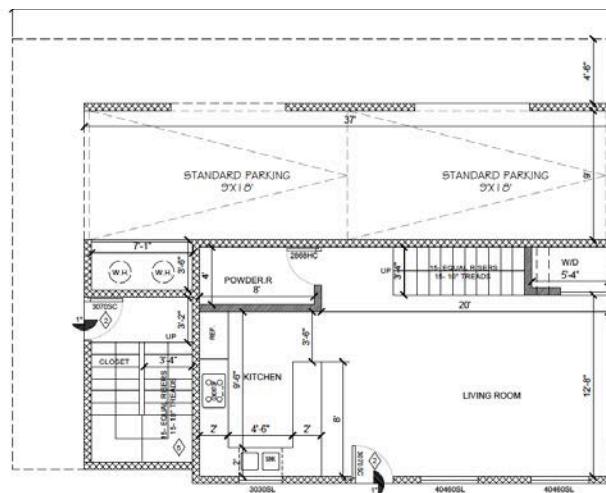
## PROPERTY PHOTOS

## 1ST, 2ND, 3RD FLOOR DUPLEX



## PROPERTY PHOTOS

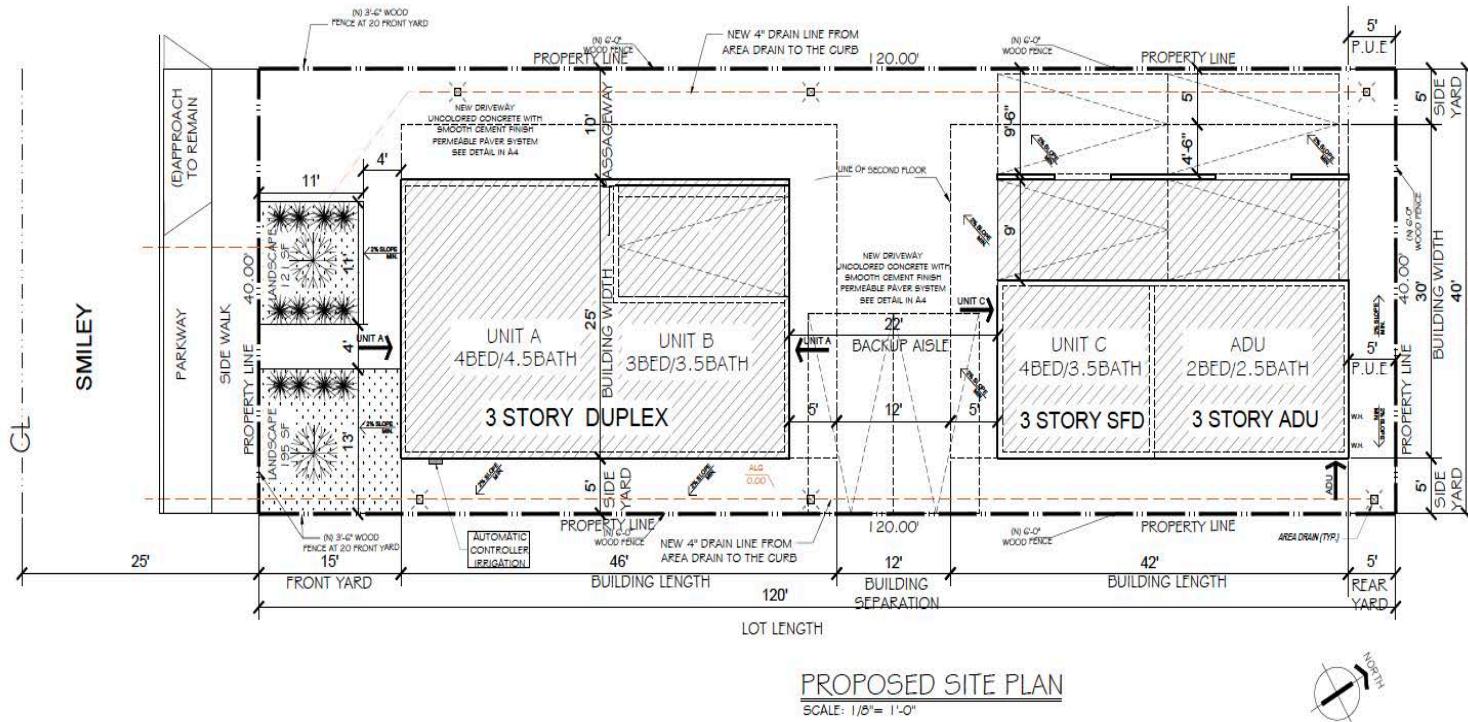
## 1ST, 2ND, 3RD FLOOR SFD/ADU



## PROPERTY PHOTOS



## ADDITIONAL PARKING PLANS





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