

LOS ANGELES, CA 90005 ❖ 15,000 SF ❖ TOC TIER 3



734 S. MANHATTAN PLACE

64 UNITS ❖ RTI PLANS ❖ HEART OF KOREATOWN



734 S. MANHATTAN PLACE | LOS ANGELES, CA 90005

15,000 SF DEVELOPMENT LOT ■ TOC TIER 3

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An aerial photograph of a city skyline, likely Los Angeles, with a dense urban landscape. The image is overlaid with a semi-transparent red gradient that darkens towards the top right. The skyline in the background features several prominent skyscrapers. The foreground shows a mix of residential and commercial buildings, streets, and parking lots.

EXECUTIVE SUMMARY

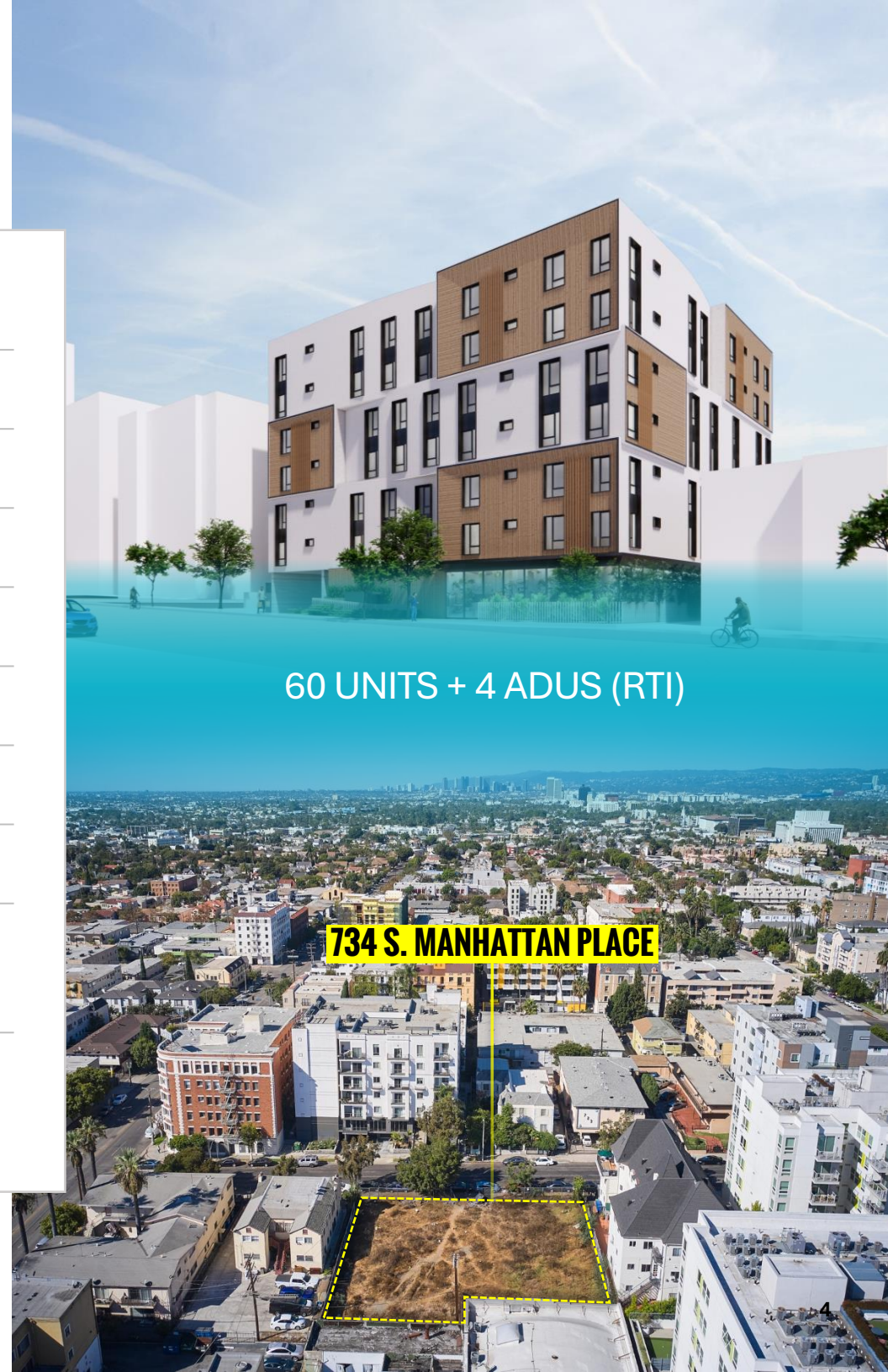
15,000 SF DEVELOPMENT LOT ■ TOC TIER 3

SUMMARY

ADDRESS	▪ 734 S. MANHATTAN PLACE
CITY STATE	▪ LOS ANGELES, CA 90005
LOT SIZE	▪ 15,000 Square Feet
ZONING	▪ R4-2
TOC TIER	▪ 3

RTI DEVELOPMENT

UNITS	▪ 60 Units + 4 ADUs (RTI)
BUILDING SIZE	▪ 61,639 Square Feet
UNIT MIX	▪ 24 - Studios ▪ 30 - One Bed ▪ 6 - Four Bed ▪ 4 - ADU
PARKING	▪ 33 Auto Spaces ▪ 49 Long Term Bicycle Spaces ▪ 12 Short Term Bicycle Spaces



60 UNITS + 4 ADUS (RTI)

734 S. MANHATTAN PLACE

THE INVESTMENT

Realty Investment Advisors is excited to offer 734 S. Manhattan Place, a **15,000-square-foot TOC Tier 3 vacant lot zoned R4-2** in the heart of Koreatown. This prime development opportunity offers various possibilities, including the option to immediately begin construction on a **fully approved 64-unit, seven-story project, or to explore a new design for an ED1 100% affordable housing project.**

The current owner has full approvals to build a 60 unit + 4 ADUs RTI (Ready-to -Issue) development. The seven-story proposed project will encompass approximately **61,639 square feet in total building area.** Of the 64 units proposed, 24 will be studio units, 30 will be three-bedroom units, 6 will be four-bedroom units and 4 will be ADUs. 6 of the 64 total units will need to be dedicated to extremely low income affordable units. The plans include **33 automobile parking spaces, 49 long-term bicycle spaces and 12 short-term parking spaces.**

Designed with modern living in mind, each unit will appeal to a wide range of tenants, ensuring **high occupancy rates and steady cash flow.** Property is currently fully vacant, so no tenant relocations required. Located just **two blocks from the Wilshire/Western intersection**, this property offers easy access to the vibrant amenities of Koreatown and within short driving distance of Downtown LA, Hollywood, Los Feliz, Silver Lake, and Hancock Park.

734 S. MANHATTAN PLACE



❖ *Prime Koreatown Location*

❖ *Delivered with RTI plans for 64 unit building*

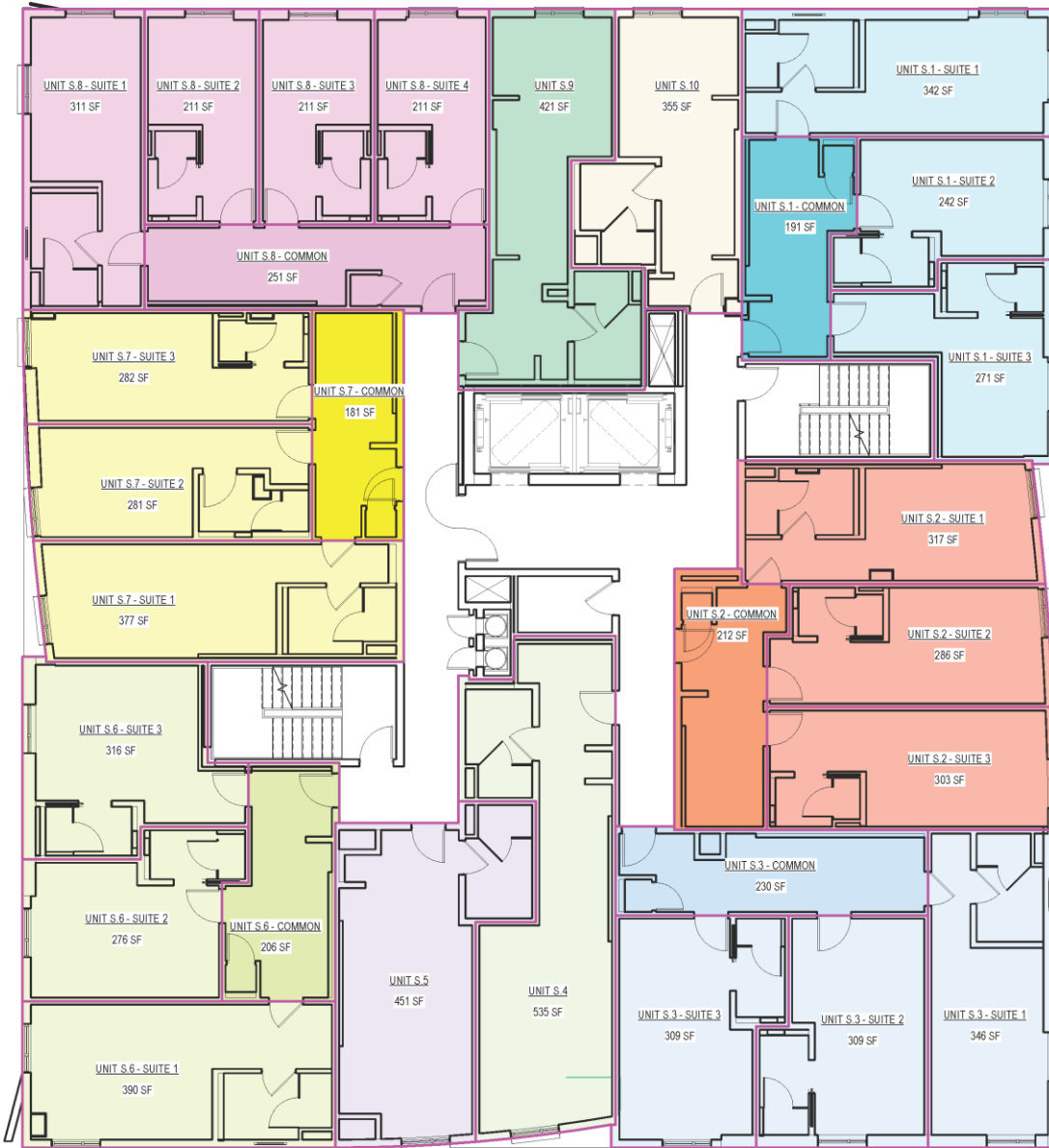
❖ *15,000 Square Foot Vacant Lot*

❖ *TOC Tier 3 and R4-2 Zoning*

❖ *Option to pursue ED1 100% affordable housing project.*

❖ *Minutes from Koreatown shops, restaurants, and public transportation.*

LEVEL 2



UNIT S.1	SF
SUITE 1	342
SUITE 2	242
SUITE 3	271
COMMON	191
TOTAL	1,046

UNIT S.6	SF
SUITE 3	316
SUITE 2	276
SUITE 1	390
COMMON	206
TOTAL	1,188

UNIT S.2	SF
SUITE 1	317
SUITE 2	286
SUITE 3	303
COMMON	212
TOTAL	1,118

UNIT S.7	SF
SUITE 3	282
SUITE 2	281
SUITE 1	377
COMMON	181
TOTAL	1,121

UNIT S.3	SF
COMMON	230
SUITE 1	346
SUITE 2	309
SUITE 3	309
TOTAL	1,194

UNIT S.8	SF
SUITE 1	311
SUITE 2	211
SUITE 3	211
SUITE 4	211
COMMON	251
TOTAL	1,195

UNIT S.4	535
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UNIT S.5	451
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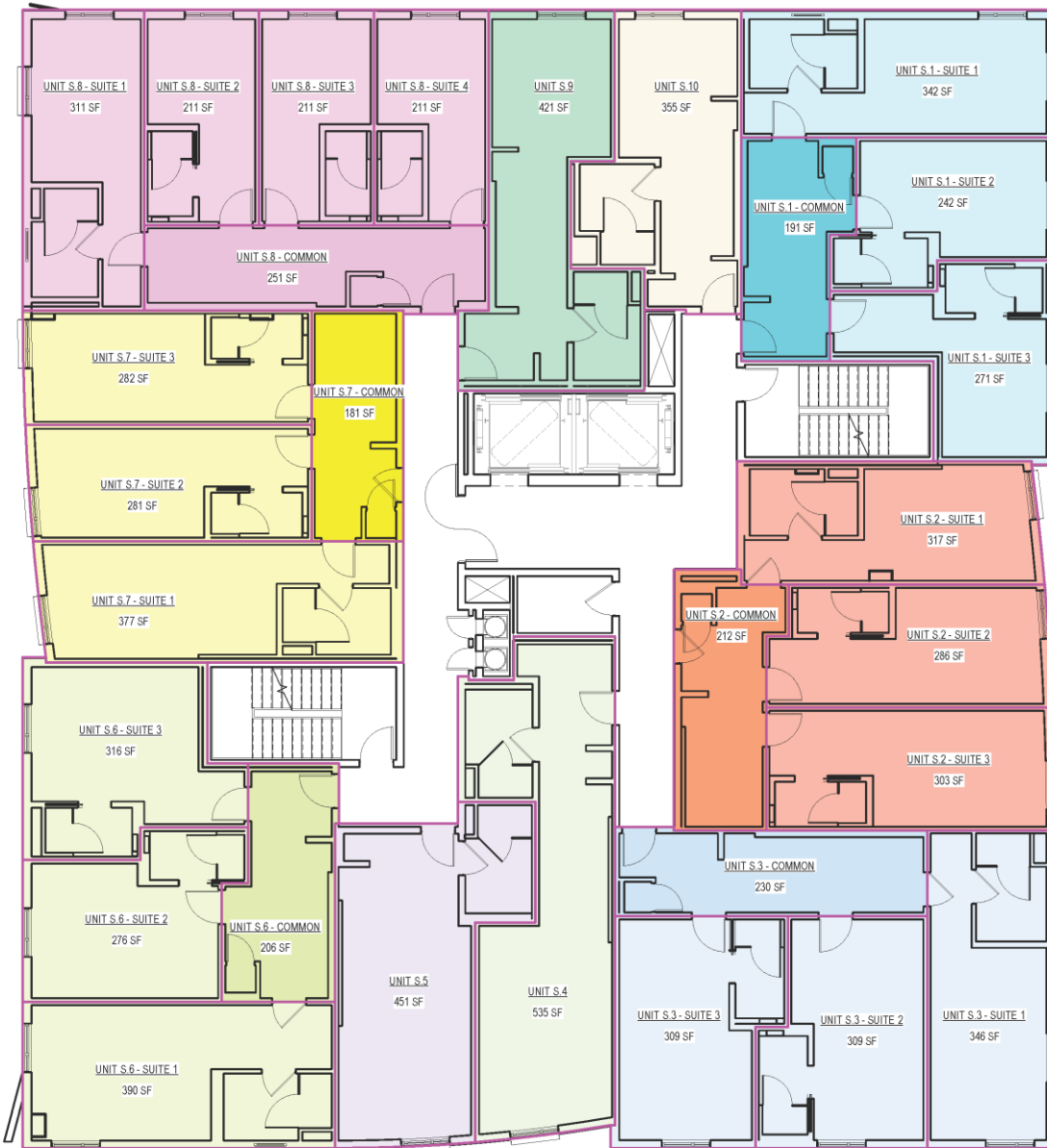
UNIT S.9	421
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UNIT S.10	355
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TOTAL AREA 8,624

FLOOR PLAN

LEVEL 3



UNIT S.1	SF
SUITE 1	342
SUITE 2	242
SUITE 3	271
COMMON	191
TOTAL	1,046

UNIT S.6	SF
SUITE 3	316
SUITE 2	276
SUITE 1	390
COMMON	206
TOTAL	1,188

UNIT S.2	SF
SUITE 1	317
SUITE 2	286
SUITE 3	303
COMMON	212
TOTAL	1,118

UNIT S.7	SF
SUITE 3	282
SUITE 2	281
SUITE 1	377
COMMON	181
TOTAL	1,121

UNIT S.3	SF
COMMON	230
SUITE 1	346
SUITE 2	309
SUITE 3	309
TOTAL	1,194

UNIT S.8	SF
SUITE 1	311
SUITE 2	211
SUITE 3	211
SUITE 4	211
COMMON	251
TOTAL	1,195

UNIT S.4	535
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UNIT S.5	451
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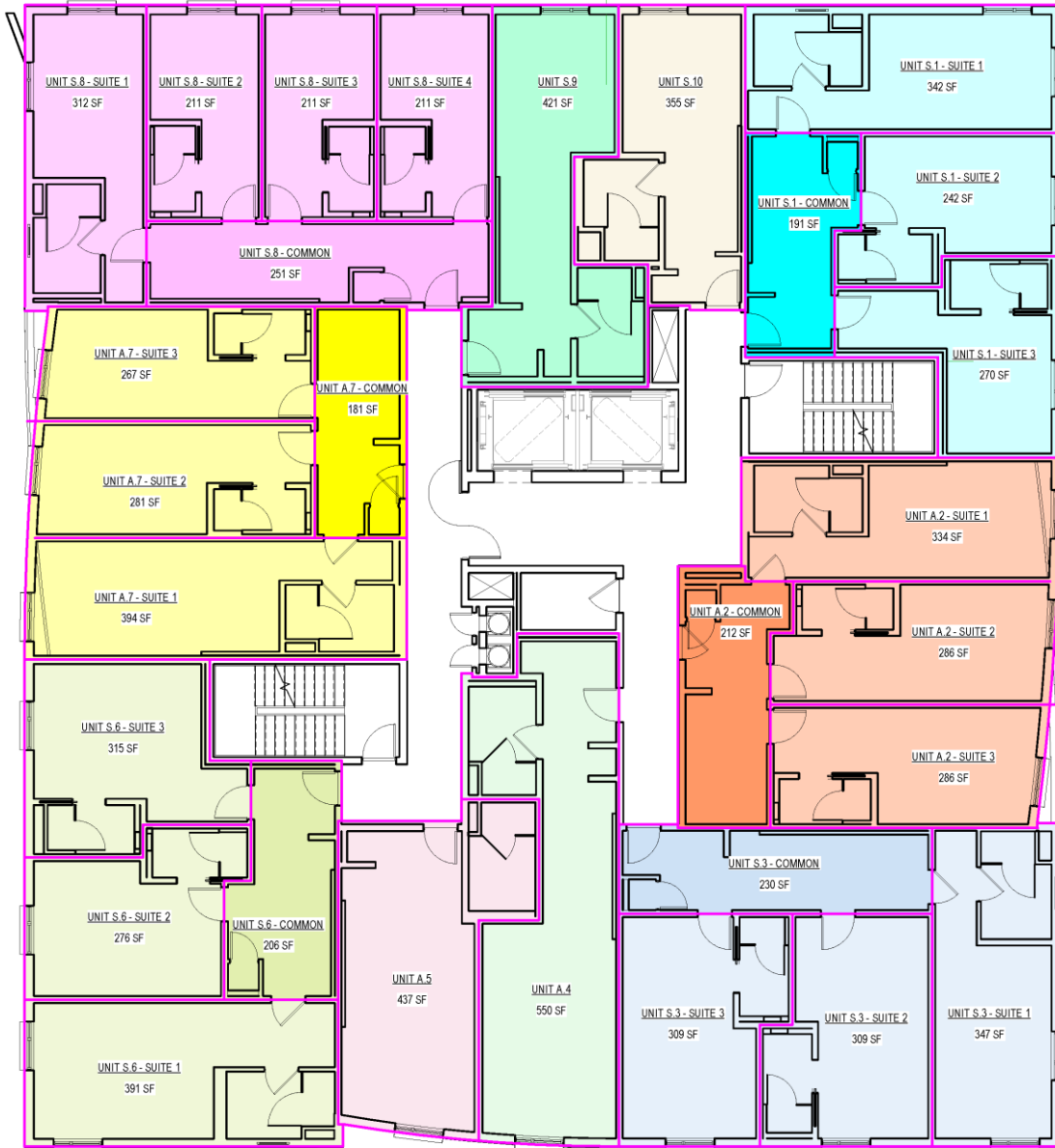
UNIT S.9	421
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UNIT S.10	355
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TOTAL AREA 8,624

FLOOR PLAN

LEVEL 4



UNIT A.2	SF
SUITE 1	334
SUITE 2	286
SUITE 3	286
COMMON	212
TOTAL	1,118

UNIT A.4	550
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UNIT A.5	437
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UNIT A.7	SF
SUITE 3	267
SUITE 2	281
SUITE 1	394
COMMON	181
TOTAL	1,123

UNIT S.1	SF
SUITE 1	342
SUITE 2	242
SUITE 3	270
COMMON	191
TOTAL	1,045

UNIT S.3	SF
SUITE 3	230
SUITE 2	347
SUITE 1	309
COMMON	309
TOTAL	1,195

UNIT S.6	SF
SUITE 3	315
SUITE 2	276
SUITE 1	391
COMMON	206
TOTAL	1,188

UNIT S.8	SF
SUITE 1	312
SUITE 2	211
SUITE 3	211
SUITE 4	211
COMMON	251
TOTAL	1,196

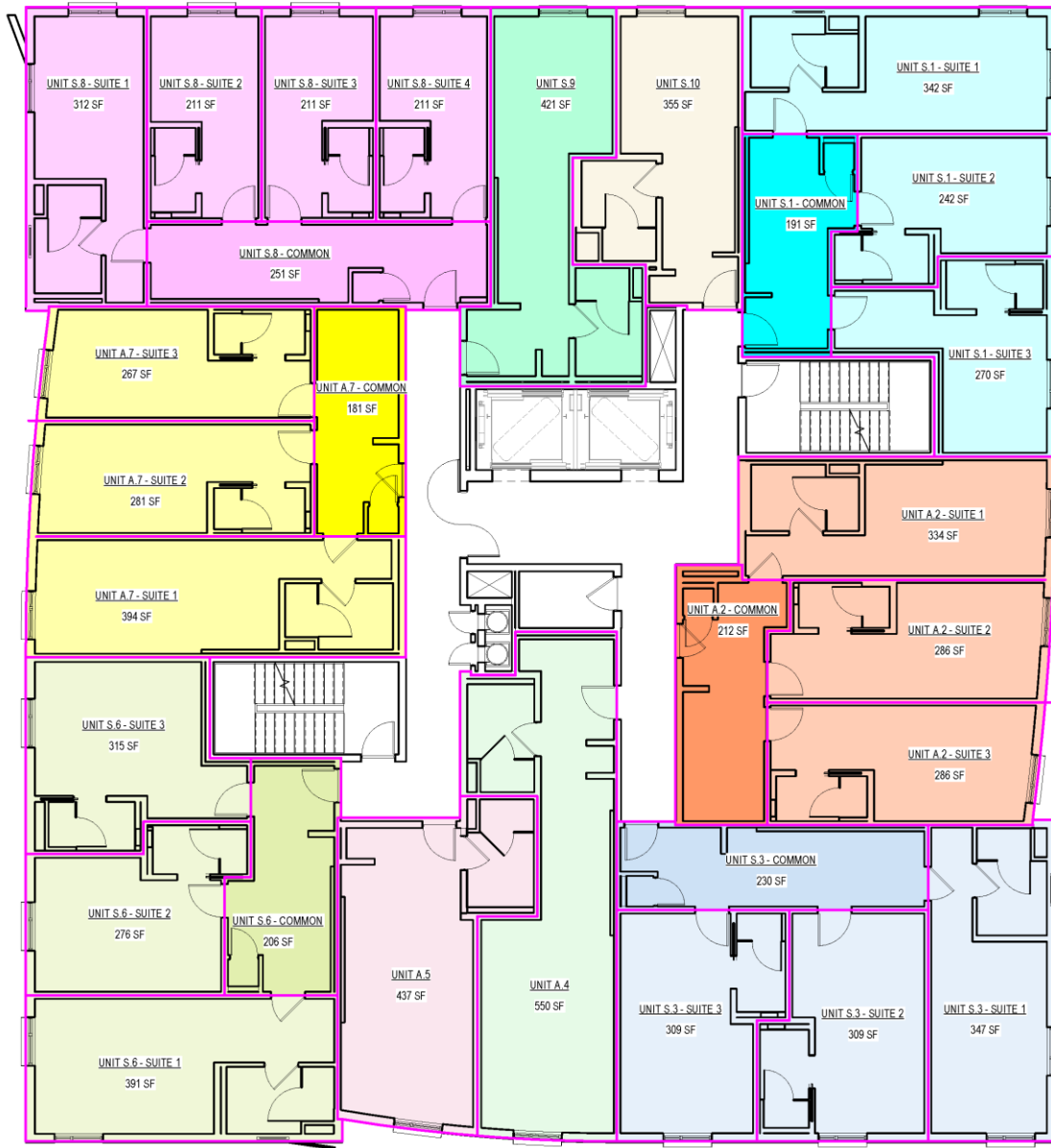
UNIT S.9	421
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UNIT S.10	355
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TOTAL AREA 8,628

FLOOR PLAN

LEVEL 5



UNIT A.2	SF
SUITE 1	334
SUITE 2	286
SUITE 3	286
COMMON	212
TOTAL	1,118

UNIT S.3	SF
SUITE 3	230
SUITE 2	347
SUITE 1	309
COMMON	309
TOTAL	1,195

UNIT A.4	550
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UNIT S.6	SF
SUITE 3	315
SUITE 2	276
SUITE 1	391
COMMON	206
TOTAL	1,188

UNIT A.5	437
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UNIT A.7	SF
SUITE 3	267
SUITE 2	281
SUITE 1	394
COMMON	181
TOTAL	1,123

UNIT S.8	SF
SUITE 1	312
SUITE 2	211
SUITE 3	211
SUITE 4	211
COMMON	251
TOTAL	1,196

UNIT S.1	SF
SUITE 1	342
SUITE 2	242
SUITE 3	270
COMMON	191
TOTAL	1,045

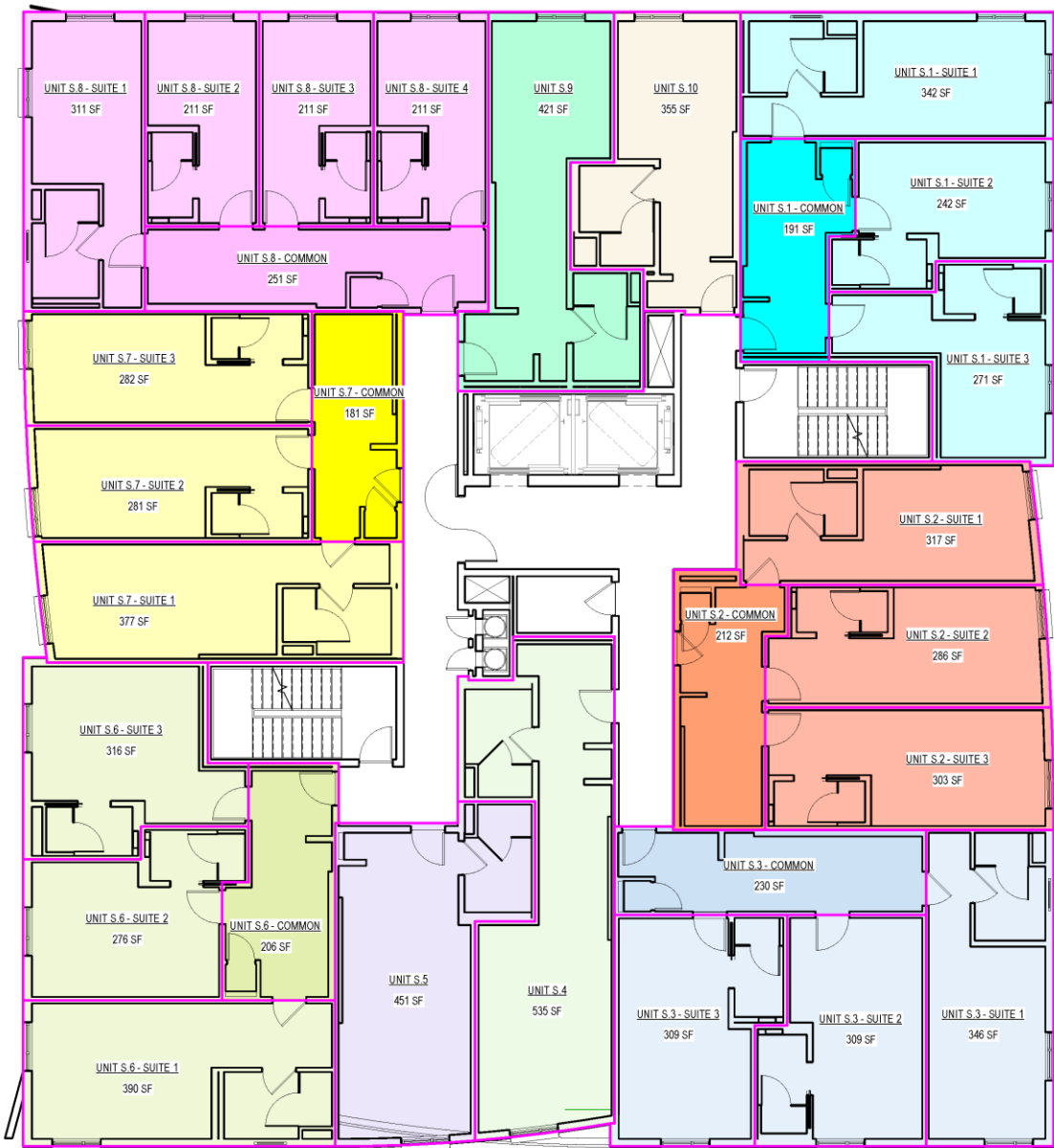
UNIT S.9	421
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UNIT S.10	355
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TOTAL AREA 8,628

FLOOR PLAN

LEVEL 6



UNIT S.1	SF
SUITE 1	342
SUITE 2	242
SUITE 3	271
COMMON	191
TOTAL	1,046

UNIT S.6	SF
SUITE 3	316
SUITE 2	276
SUITE 1	390
COMMON	206
TOTAL	1,188

UNIT S.2	SF
SUITE 1	317
SUITE 2	286
SUITE 3	303
COMMON	212
TOTAL	1,118

UNIT S.7	SF
SUITE 3	282
SUITE 2	281
SUITE 1	377
COMMON	181
TOTAL	1,121

UNIT S.3	SF
COMMON	230
SUITE 1	346
SUITE 2	309
SUITE 3	309
TOTAL	1,194

UNIT S.8	SF
SUITE 1	311
SUITE 2	211
SUITE 3	211
SUITE 4	211
COMMON	251
TOTAL	1,195

UNIT S.4	535
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UNIT S.5	451
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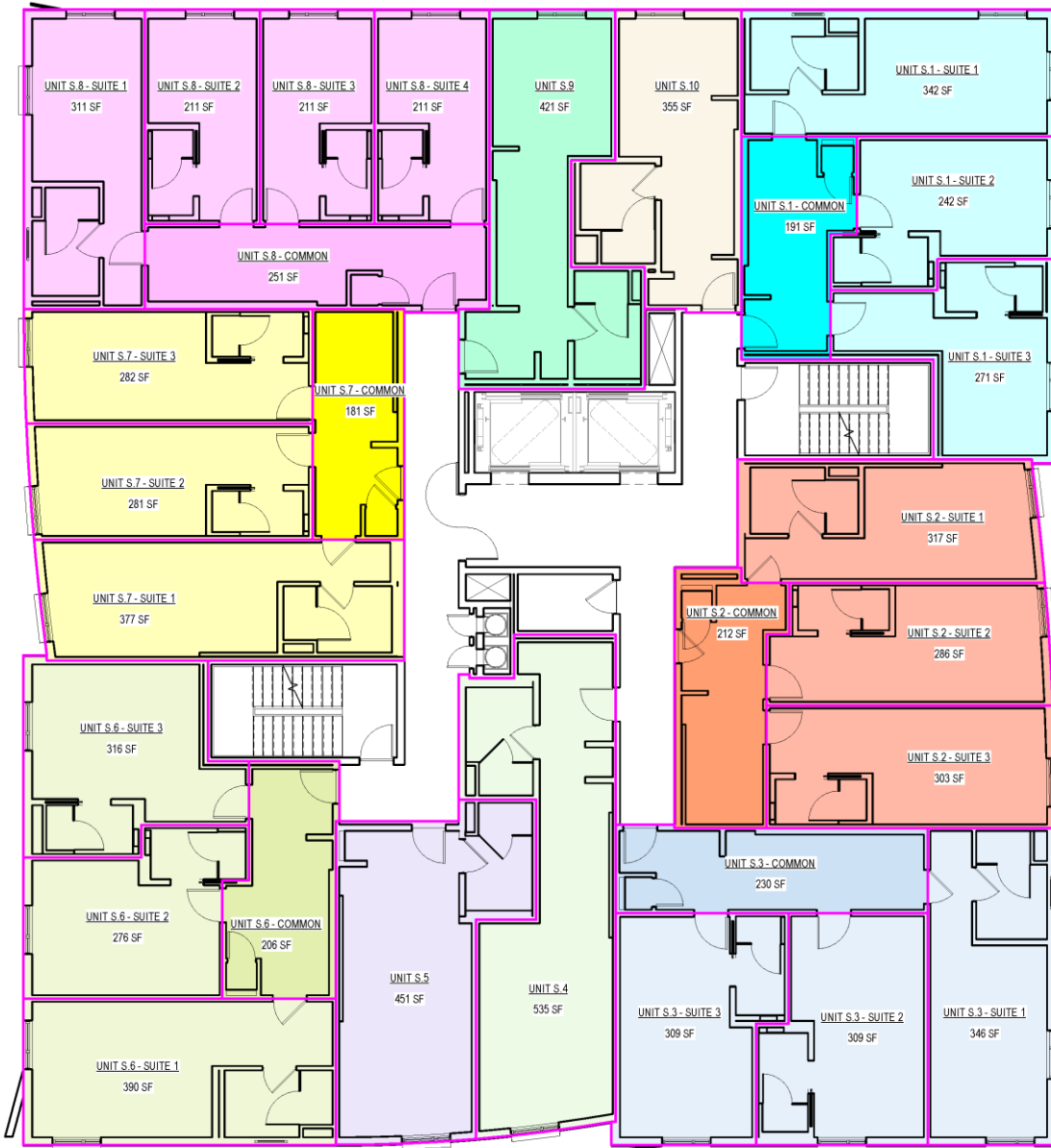
UNIT S.9	421
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UNIT S.10	355
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TOTAL AREA 8,624

FLOOR PLAN

LEVEL 7



UNIT S.1	SF
SUITE 1	342
SUITE 2	242
SUITE 3	271
COMMON	191
TOTAL	1,046

UNIT S.6	SF
SUITE 3	316
SUITE 2	276
SUITE 1	390
COMMON	206
TOTAL	1,188

UNIT S.2	SF
SUITE 1	317
SUITE 2	286
SUITE 3	303
COMMON	212
TOTAL	1,118

UNIT S.7	SF
SUITE 3	282
SUITE 2	281
SUITE 1	377
COMMON	181
TOTAL	1,121

UNIT S.3	SF
COMMON	230
SUITE 1	346
SUITE 2	309
SUITE 3	309
TOTAL	1,194

UNIT S.8	SF
SUITE 1	311
SUITE 2	211
SUITE 3	211
SUITE 4	211
COMMON	251
TOTAL	1,195

UNIT S.4	535
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UNIT S.5	451
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UNIT S.9	421
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UNIT S.10	355
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TOTAL AREA 8,624

FLOOR PLAN

AREA AMENITIES





LOCATION OVERVIEW

15,000 SF DEVELOPMENT LOT ■ TOC TIER 3

As the most densely populated part of Los Angeles, Koreatown is also one of Los Angeles' most walkable neighborhoods with a rich architectural heritage, a major subway line traversing its Wilshire Boulevard hub, and boutique hotels like the Line and Normandie.



KOREATOWN

Koreatown is a gorgeous and densely packed three-quarter mile community offering a delightful fusion of history and hipsters. With its labyrinth of bistros, coffee shops, boutique hotels and endless shopping in readapted art deco structures with terra cotta facades, it has an approachable urban aesthetic that both charms and infuses this historic neighborhood with a life that is excitingly new. Local values and luxe style blend with ease and have transformed this area just west of downtown into one of the hippest neighborhoods around. Koreatown is in full bloom.



130,000
POPULATION



\$1,080,125
MEDIAN HOME PRICE



\$78,056
AVG HH INCOME

With a population of over 130,000 residents, averaging over 47,000 people per square mile, Koreatown has become a sought-after home for upwardly mobile professionals who view it as the Brooklyn of Los Angeles. The location, centrally situated between Hollywood and Downtown Los Angeles, not far from Beverly Hills and the Westside, is home to a large number of dining, entertainment and nightlife options.

VICINITY MAP



HOTEL NORMANDIE

Although boldly visible at the corner of 6th and Normandie, Hotel Normandie ranks inclusion for its history and status as a 1926 City of Los Angeles Historic-Cultural Monument landmark, while the restaurants and bars inside are among the most unique in the area. The Renaissance Revival style hotel operated for 90 years and hosted famous guests like English novelist Malcolm Lowry, who wrote a good part of *Under the Volcano* while residing there. Following a multi-million dollar restoration, The Normandie is now a destination hotel with dining/drinking “gems” worth seeking out

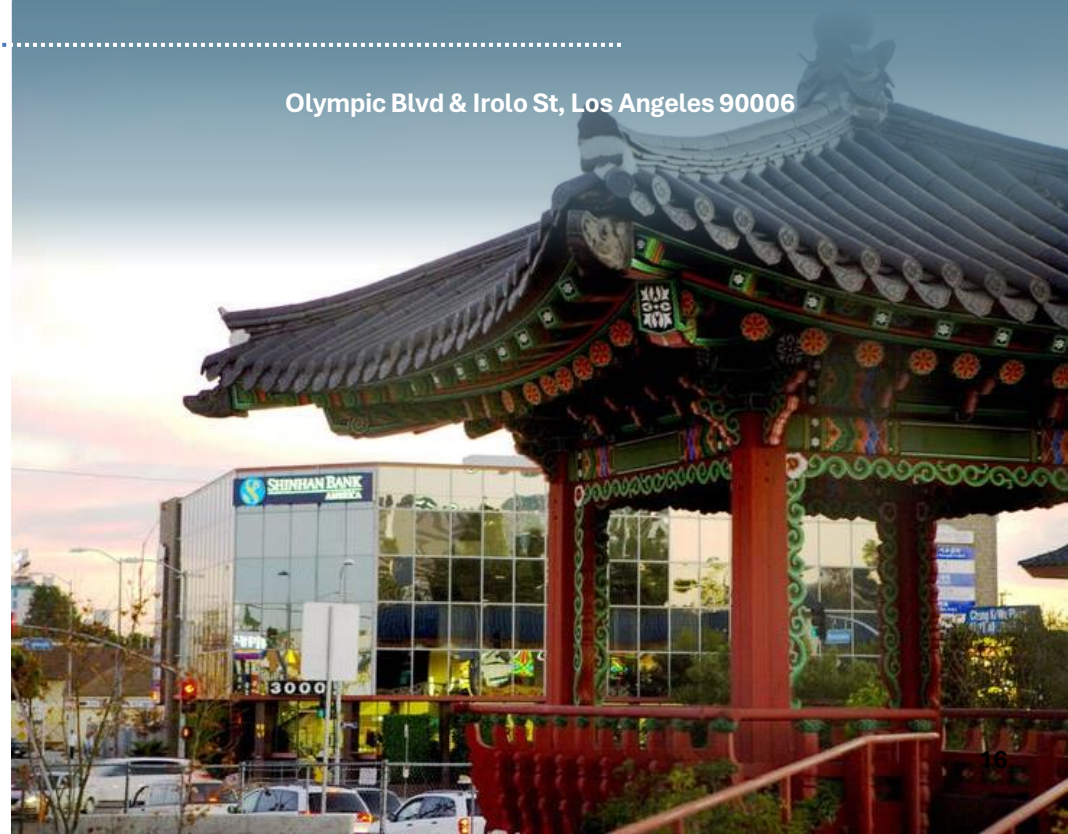


605 S. Normandie Ave., Los Angeles 90005

KTOWN LANDMARKS

KOREATOWN PAVILION

Constructed from pine and painted in traditional shades of green, rust and red, the open-air pavilion is topped by an upswept-tiled roof. A bit removed from traffic, it's a part of Koreatown history where one can sit, unwind, and contemplate. Officially called Da Wool Jung ("harmonious gathering place"), the Koreatown Pavilion Garden was built by South Korean craftsmen at a cost of \$695,000 and opened in January 2006.



Olympic Blvd & Irolo St, Los Angeles 90006



3470 Wilshire Blvd, Suite B1, Los Angeles 90010



3255 W 4th St, Los Angeles 90020

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THE VENUE

Although there are many karaoke bars in Los Angeles, the Koreatown bar The Venue is the first of its kind in Los Angeles. The restaurant's upscale dining room and bar area don't really feel subterranean, since the ceilings are 18 feet high. Choose to dine or imbibe a craft cocktail, or head straight for one of the 13 state-of-the-art karaoke rooms which accommodate 2 to 50 people and are priced by the hour.

SHATTO 39 LANES

Old school bowling is alive and well at this 39-lane bowling alley that has remained virtually unchanged since opening in 1954. Located at Vermont and 4th, it's certainly not hidden - the beige building with a nod to Google architecture looms large - but it's definitely a gem with retro lanes, beige checkered floor, colorful vinyl chairs, bar, cafe, and a plethora of billiard tables and arcade games.

PREMIER LOCATION

The submarket's largest developer, family-owned Jamison, has produced over 2,000 new apartment units since 2012, and has an additional 1,400 units in the pipeline today. These projects include Class-A high rises and conversions of office towers to multifamily buildings. Demand is driven by high-end product that is changing the local landscape away from its historical C-quality past.

As the most densely populated part of Los Angeles, Koreatown is also one of Los Angeles' most walkable neighborhoods with a rich architectural heritage, a major subway line traversing its Wilshire Boulevard hub, and boutique hotels like the Line and Normandie. With a population of over 130,000 residents, averaging over 47,000 people per square mile, Koreatown has become a sought-after for upwardly mobile professionals who view it as the Brooklyn of Los Angeles.

The location, centrally situated between Hollywood and Downtown Los Angeles, not far from Beverly Hills and the Westside, is home to a large number of karaoke bars and other nightlife options, churches and a museum, along with a range of office buildings and restaurants, have continue to improve the market's desirability.



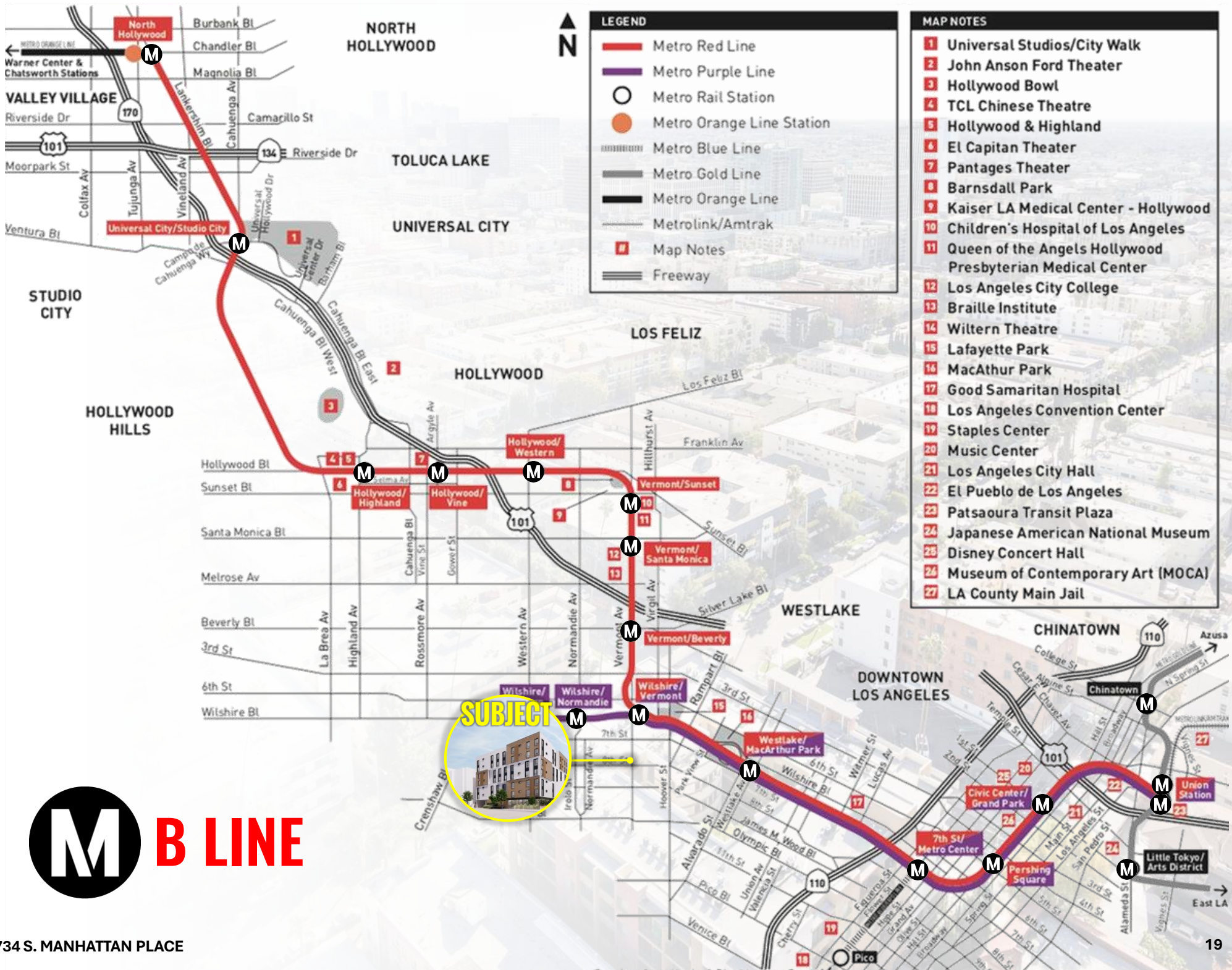
Wiltern Theatre popular venue offering musical and theatric performances since 1931.



Hotel Normandie home to two of Koreatown's most popular destinations, Le Comptoir and the Walker Inn.



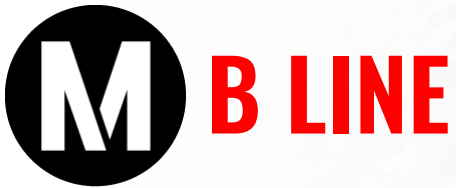
Shatto 39 Lanes Koreatown hotspot and famed for its dive-bar bowling scene.



LEGEND

- Metro Red Line
- Metro Purple Line
- Metro Rail Station
- Metro Orange Line Station
- ⋯ Metro Blue Line
- Metro Gold Line
- Metro Orange Line
- Metrolink/Amtrak
- # Map Notes
- ▬ Freeway

- MAP NOTES**
- 1 Universal Studios/City Walk
 - 2 John Anson Ford Theater
 - 3 Hollywood Bowl
 - 4 TCL Chinese Theatre
 - 5 Hollywood & Highland
 - 6 El Capitan Theater
 - 7 Pantages Theater
 - 8 Barnsdall Park
 - 9 Kaiser LA Medical Center - Hollywood
 - 10 Children's Hospital of Los Angeles
 - 11 Queen of the Angels Hollywood Presbyterian Medical Center
 - 12 Los Angeles City College
 - 13 Braille Institute
 - 14 Wiltern Theatre
 - 15 Lafayette Park
 - 16 MacArthur Park
 - 17 Good Samaritan Hospital
 - 18 Los Angeles Convention Center
 - 19 Staples Center
 - 20 Music Center
 - 21 Los Angeles City Hall
 - 22 El Pueblo de Los Angeles
 - 23 Patsaoura Transit Plaza
 - 24 Japanese American National Museum
 - 25 Disney Concert Hall
 - 26 Museum of Contemporary Art (MOCA)
 - 27 LA County Main Jail



734 S. MANHATTAN PLACE

TRANSIT ORIENTED

GREAT AREA AMENITIES

Property is within a short distance to Wiltern Theater, Mama Lion, Here's Looking at You, California Marketplace, H Mart Super Market to the west. Downtown Los Angeles, LA Convention Center, LA Live, and the Staples Center to the east.

TRANSIT ORIENTED

Located within a short distance from the Metro Purple Line which provides service to Downtown Los Angeles or to Hollywood and Studio City via the Red Line. Upon completion of the Purple Line extension in 2024, residents will be able to travel to Miracle Mile, Beverly Hills, and Westwood via the Metro.



89

Walker's Paradise – Daily errands do not require a car



72

Excellent Transit - Transit is convenient for most trips.



67

Bikeable - Some bike infrastructure.

NEAR NEW COMMERCIAL DEVELOPMENTS

More than \$3.8B of commercial space is currently under development in the area. Notably, major projects in planning such as the Zion Market + 22,000 SF of retail space, and 193 Units above 20,000 SF of retail within walking distance of the subject property and will dramatically change the immediate area.

GREAT WALK SCORE

Walk Score of 96, Deemed a WALKER'S PARADISE with most daily errands not requiring a car. Transit score for this property is rated 78 which is considered EXCELLENT TRANSIT, making transit a convenience for most trips.

ACCESSIBILITY

The subject property's central location within the City of Los Angeles offers excellent connectivity to surrounding submarkets and job centers. Residents can easily access some of the largest employment centers in the region such as Downtown Los Angeles, Hollywood, West Hollywood, and Beverly Hills while also enjoying the lifestyle and entertainment amenities that places like nearby Silver Lake, Echo Park, and Miracle Mile offer.

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