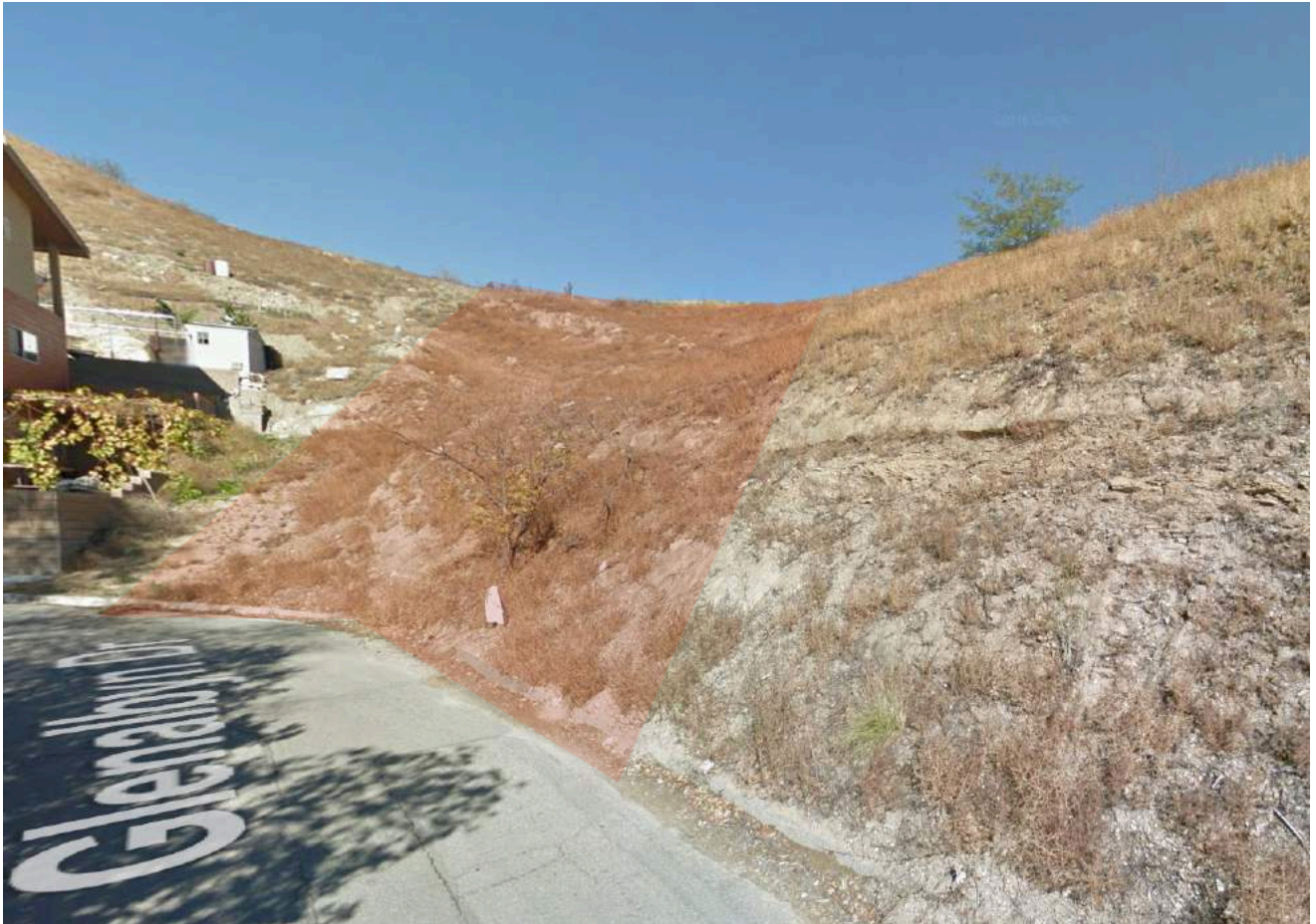


Three-Story SFR Development Site

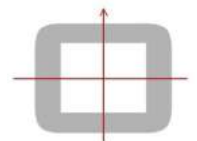
3787 N Glenalbyn Drive

Los Angeles, CA 90065

[Mount Washington adjacent]



- 5,621 SF uphill vacant lot
- Plans for a three-story 2,740/SF single-family home with an attached two car garage
- Plans in plan check for a three (3) bedrooms and three (3) Bathroom home
- Architectural, Engineering and Geotechnical/Soils reports available upon request
- New construction on Glenalbyn Drive has shown \$500K+ values since 2011 for new modern-type construction
- The site is Mount Washington adjacent with unobstructed views of Downtown L.A
- Price: ~~\$250,000~~ \$199,000



Three-Story SFR Development Site

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Los Angeles, CA 90065

[Mount Washington adjacent]

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

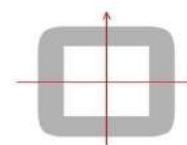
The information contained in this brochure has been obtained from sources we believe to be reliable. However, Evanisko Realty & Investment, Inc. has not verified, and will not verify, any of the information contained herein, nor has Evanisko Realty & Investment, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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 and/or guidance pertaining to this opportunity.

All offers and correspondence regarding this opportunity are to be directed to:

- Chris Martinez (BRE# 01917060) – Chris@evaniskorealty.com
- P: 818-985-9700 | F: 818-985-9703



Three-Story SFR Development Site

3787 N Glenalbyn Drive

Los Angeles, CA 90065

[Mount Washington adjacent]

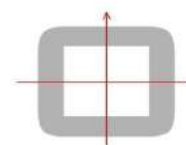
The subject property consists of 5,621 SF of land with an uphill slope. The proposed project includes a 2,740/SF three (3) story home with an attached two (2) car garage. The project includes three (3) bedrooms and three (3) bathrooms with one bedroom on the second level and two bedrooms on the third level. The geotechnical and soils report have been approved by the city and the architectural and engineering plans are currently in plan check with revisions being conducted by the engineer and architect.

This area has produced a significant amount of newly constructed homes. Three (3) new homes have been constructed just on Glenalbyn Drive with the latest one being completed in 2016 just steps away. The location is convenient with views of Mount Washington and Downtown Los Angeles. This is an excellent development opportunity for a small developer with previous experience with hillside lots. This may also be a great opportunity for someone looking to construct their ideal home with fantastic unobstructed views of the Los Angeles basin.

[CONTACT BROKER FOR A DETAILED DUE DILIGENCE PACKAGE](#)

- APN: 5451-019-016
- Land Area: 5,621 SF
- Site Dimension: (See Parcel Map)
- Zoning: RE20-1
- Existing Plans/Permits:
 - Total Livable - 2,740 SF
 - Three-story SFR with a two-car garage
 - 3 bedrooms / 3 bathrooms
 - Geology and Soils report approval [2/26/2014]
 - Survey conducted [2/8/2011]
 - Grading approval
- Existing Improvements: None
- Topography: Uphill
- Planning Jurisdiction: CD 1 – Gilberto Cedillo
- Price: ~~\$250,000~~ **\$199,000**

Property Summary

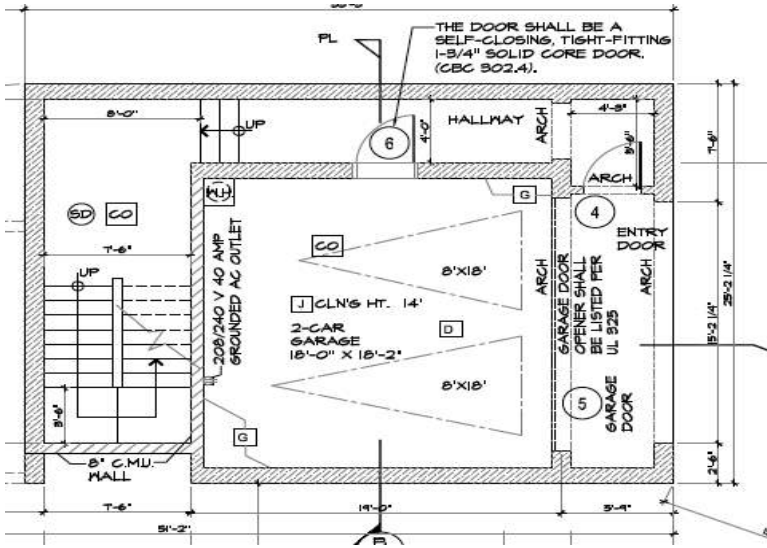


Three-Story SFR Development Site

3787 N Glenalbyn Drive

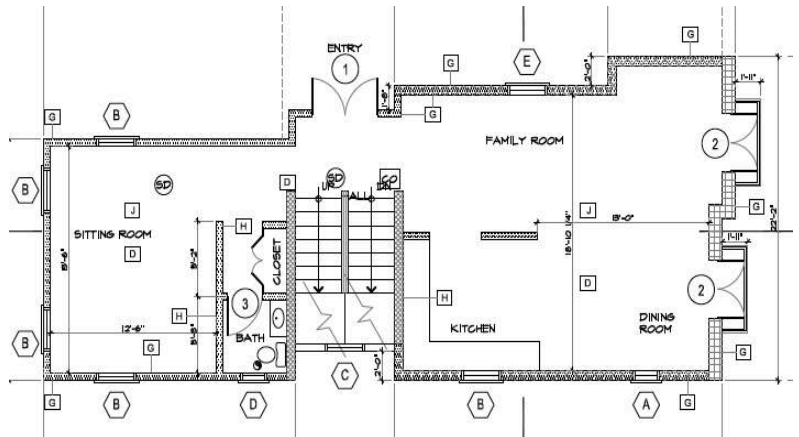
Los Angeles, CA 90065

[Mount Washington adjacent]

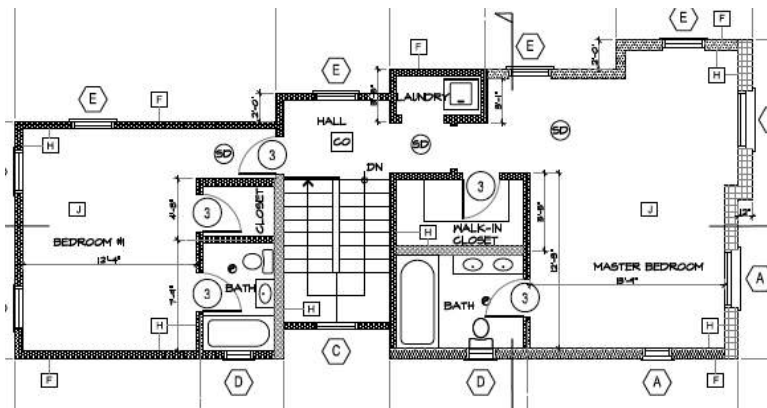


First Level:
822/SF

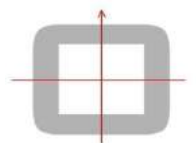
Second Level:
965/SF



Third Level:
965/SF



Floor Plans (3 Levels)

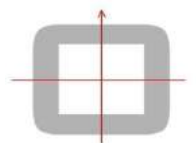
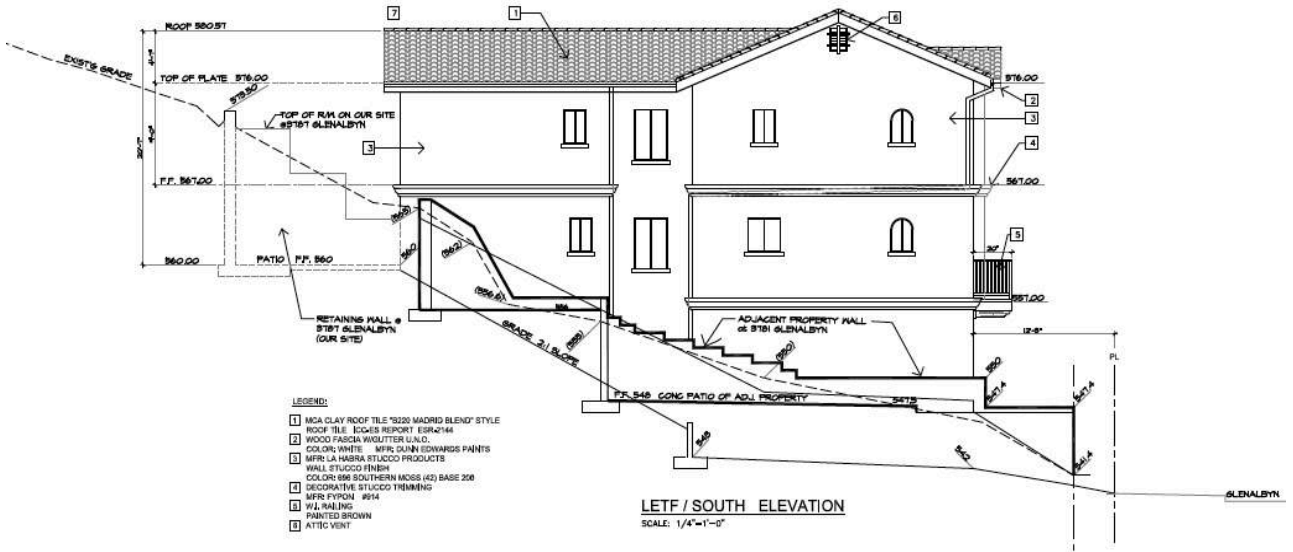


Three-Story SFR Development Site

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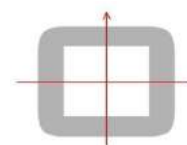
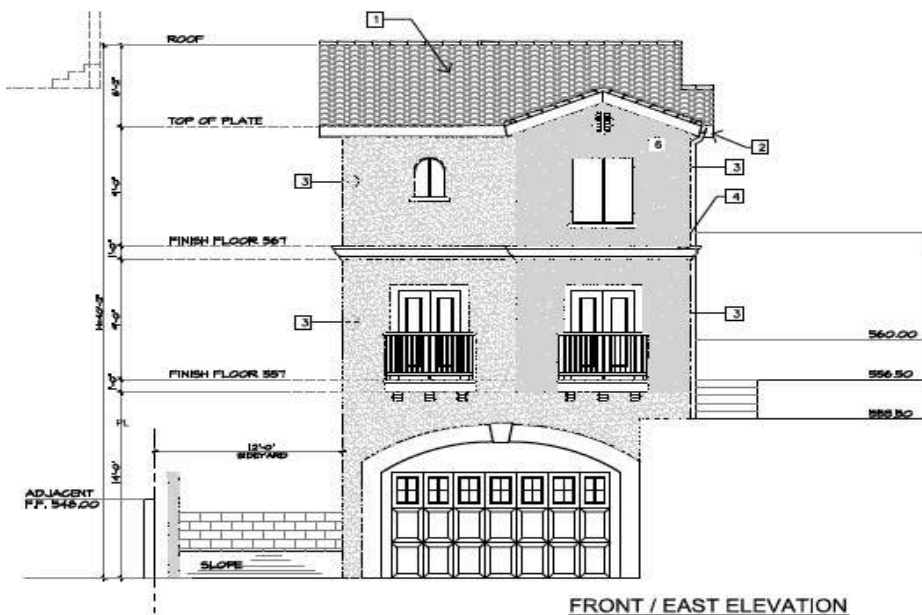
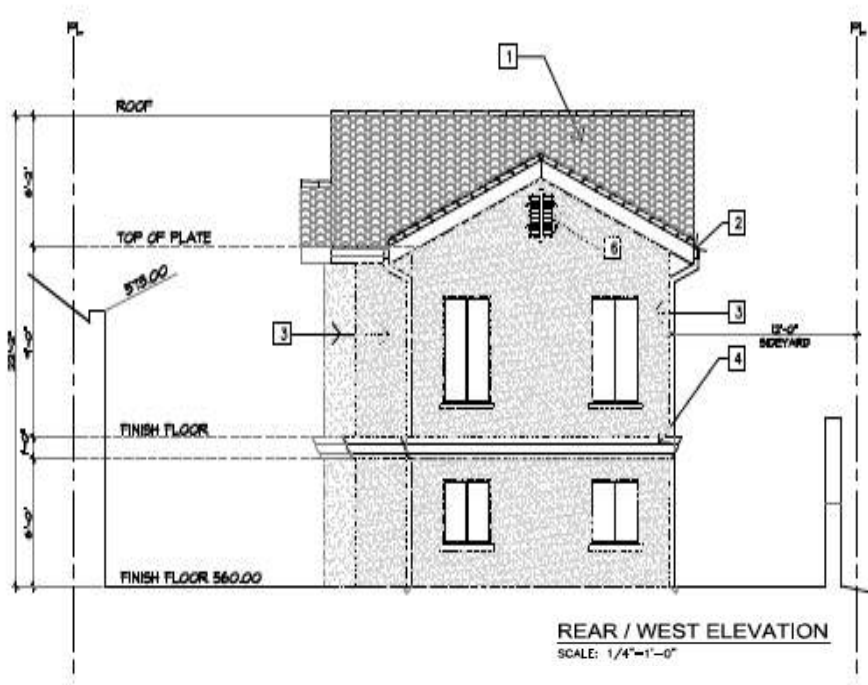


Three-Story SFR Development Site

3787 N Glenalbyn Drive

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[Mount Washington adjacent]

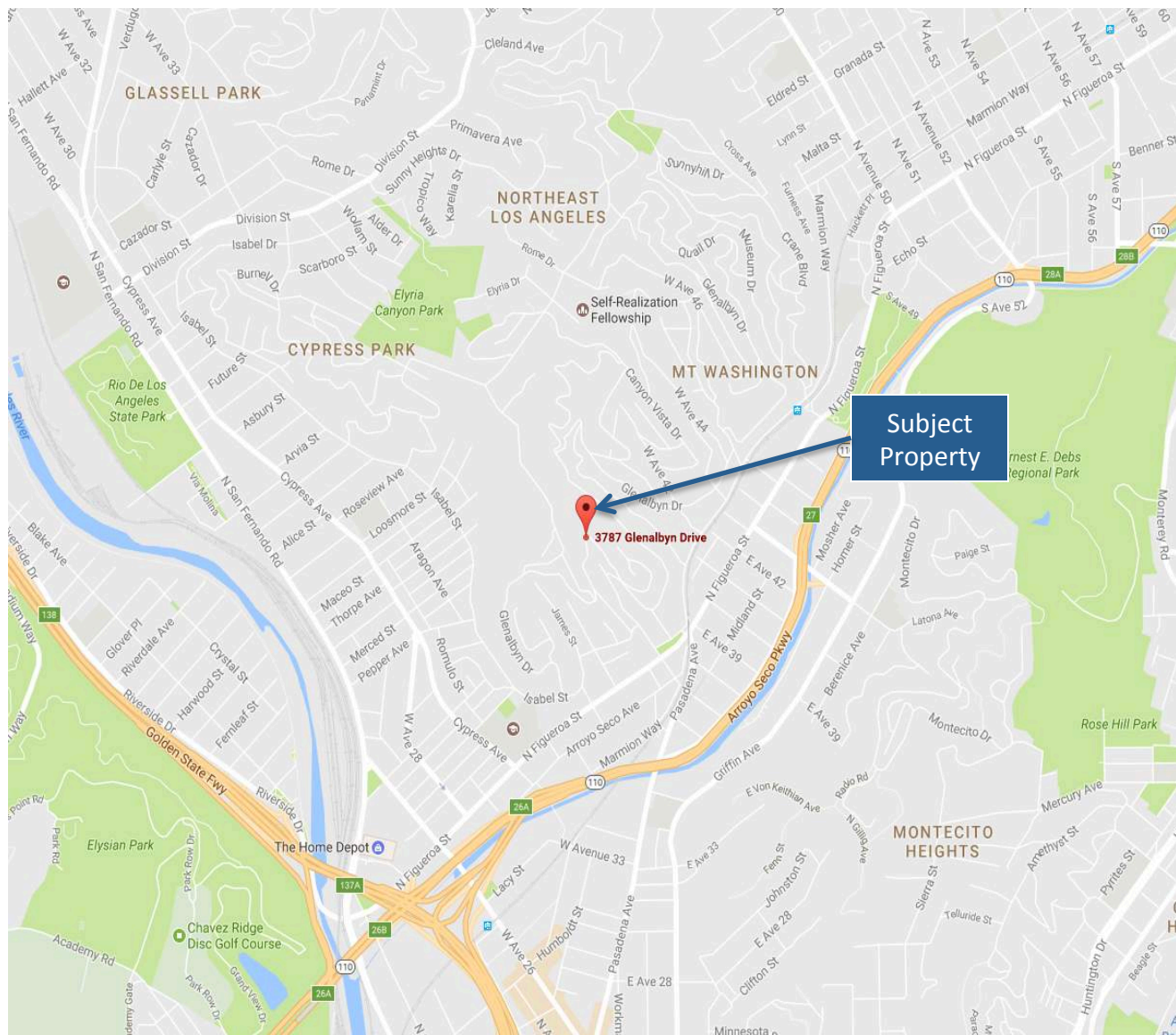


Three-Story SFR Development Site

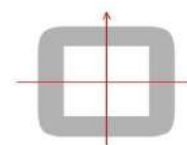
3787 N Glenalbyn Drive

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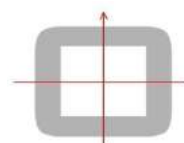


Property Location



Three-Story SFR Development Site

3787 N Glenalbyn Drive
Los Angeles, CA 90065
[Mount Washington adjacent]

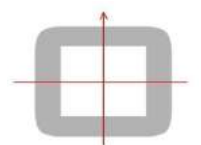
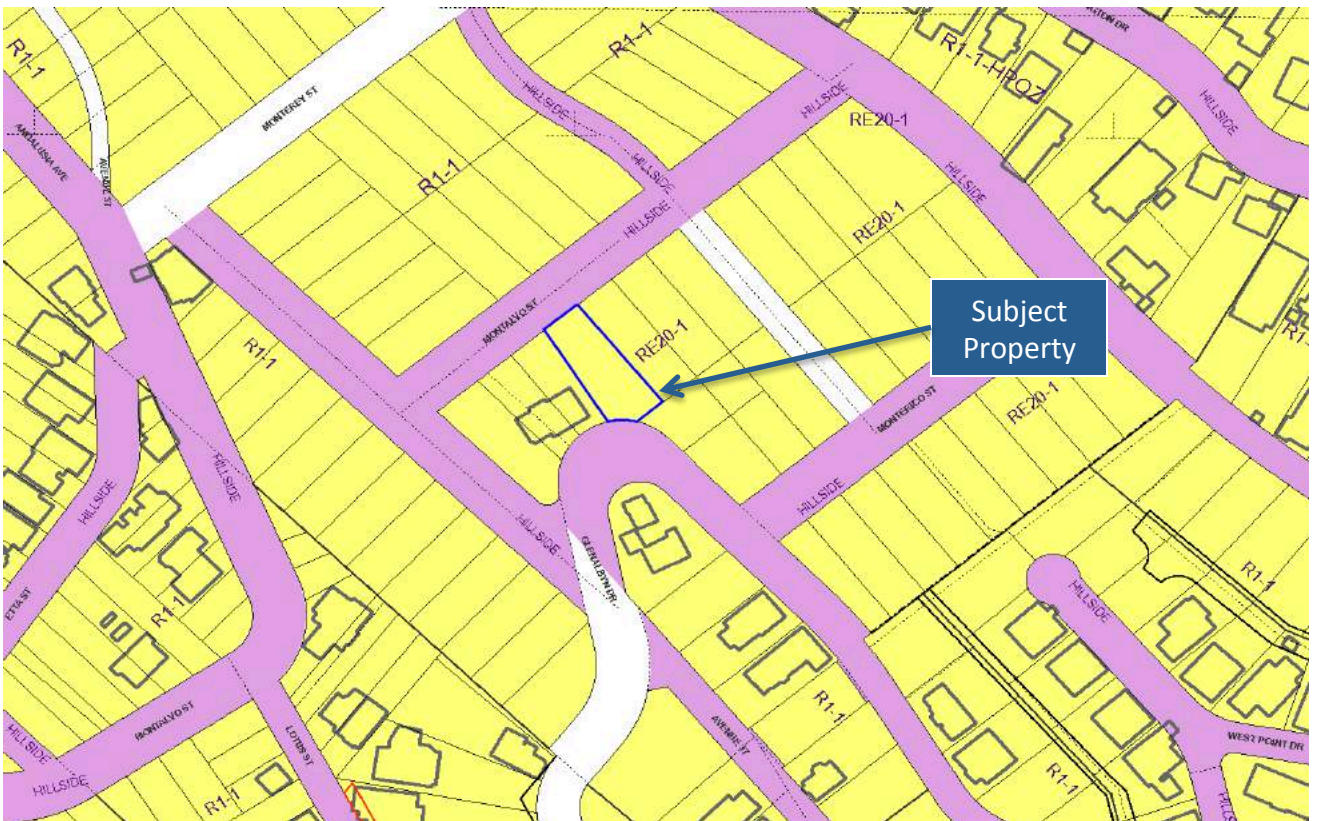


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Three-Story SFR Development Site

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Evanisko Realty & Investment, Inc. has been retained on an exclusive basis by the owner to handle the marketing and disposition of this land asset.

Title: Provident Title - Alex Gomez

Escrow: Shamrock Escrow – Tammey Bazinet

Price: ~~\$250,000~~ \$199,000

SUBMIT ALL PROPOSALS/INQUIRIES TO:

- Chris Martinez (chris@evaniskorealty.com)
- P: 818-985-9700 | F: 818-985-9703

ALL PROPOSALS WILL BE REVIEWED BY LANDOWNER AND BROKER AS RECEIVED.

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

INFILL LAND SALES • CONSTRUCTION FINANCING • MARKET INTELLIGENCE

The Development Brokers.com

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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.

