

BANKRUPTCY SALE

Marcus & Millichap
MCDERMOTT GROUP
MDGLA

CREM



SKYLINE VIEW ESTATES

OFFERING MEMORANDUM
~33.34 ACRES OF VACANT HILLSIDE LAND, WITH STUNNING VIEWS OF
DOWNTOWN LOS ANGELES, HOLLYWOOD, AND THE PACIFIC OCEAN

LISTED BY:**LONNIE MCDERMOTT**

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EXECUTIVE SUMMARY

SKYLINE VIEW ESTATES PORTFOLIO

MDGLA | McDermott Group Land Advisors is pleased to present Skyline View Estates Portfolio, a 1,439,454 SF development opportunity located in Los Angeles, CA. The bulk of the property is hillside located off of Lincoln Park Ave to the West, N Broadway to the South, and Paradise Dr along the top of the hill on the Eastern edge. The portfolio includes 15 APNs, with additional lots along Sierra St, Lincoln Park Ave, and Paradise Dr. The portfolio is part of a Bankruptcy Sale and is subject to court confirmation. Property is sold as is.

The property includes multiple zoning, the main lot is zoned [Q]A1-1D, with additional lots zoned [Q]R1-1D and [Q]RE20-1D. The property has proposed plans for 70 residential units. Access to the property is currently through narrow two lane partially improved streets, which are proposed to be improved. The proposed units will have panoramic views of the Los Angeles downtown and surrounding environments. Proposed improvements also include sidewalk and interior streets, small park and perimeter gate and entry secured community. The subject site is not entitled and has no approved plans for residential subdivision development. Plans have been submitted and the approval process is ongoing with the city of Los Angeles.

The subject property is located minutes away from Downtown Los Angeles, Chinatown, Dodger Stadium, and Pasadena. The property is also nearby Cal State Los Angeles, and East Los Angeles College. The property boasts beautiful views of Downtown Los Angeles, the Hollywood Sign, and on clear days even the Pacific Ocean. The property has easy access to the 5-Freeway, to the West, the 10 Freeway to the East, the 710 Freeway to the South, and the 110 Freeway to the North.



THE OFFERING

ADDRESS
2929 Amethyst St
2526-2528 Lincoln Park Ave
2520-2522 Lincoln Park Ave
2602 Lincoln Park Ave
2600 N Sierra St
APNs: (i) 5209-021-002, -005, -006
(ii) 5209-022-007 (iii) 5209-023-022,
-029; -030; -031; -032;
(iv) 5209-025-006
Los Angeles, CA 90031-32

PRICE \$12,000,000

LAND SIZE (SF/ AC) 1,439,454 SF / ~33 AC

PRICE / SF / AC \$8.34/SF | \$363,636.36 AC

NUMBER OF PROPOSED UNITS 70

ZONING [Q] A1-1D
[Q] R1-12
[Q] RE20-1D

TYPE OF SALE Bankruptcy
Subject to Court Confirmation

All public utilities are available and deemed adequate. Utility providers for the subject property are as follows:

Water - Los Angeles Department of Water & Power

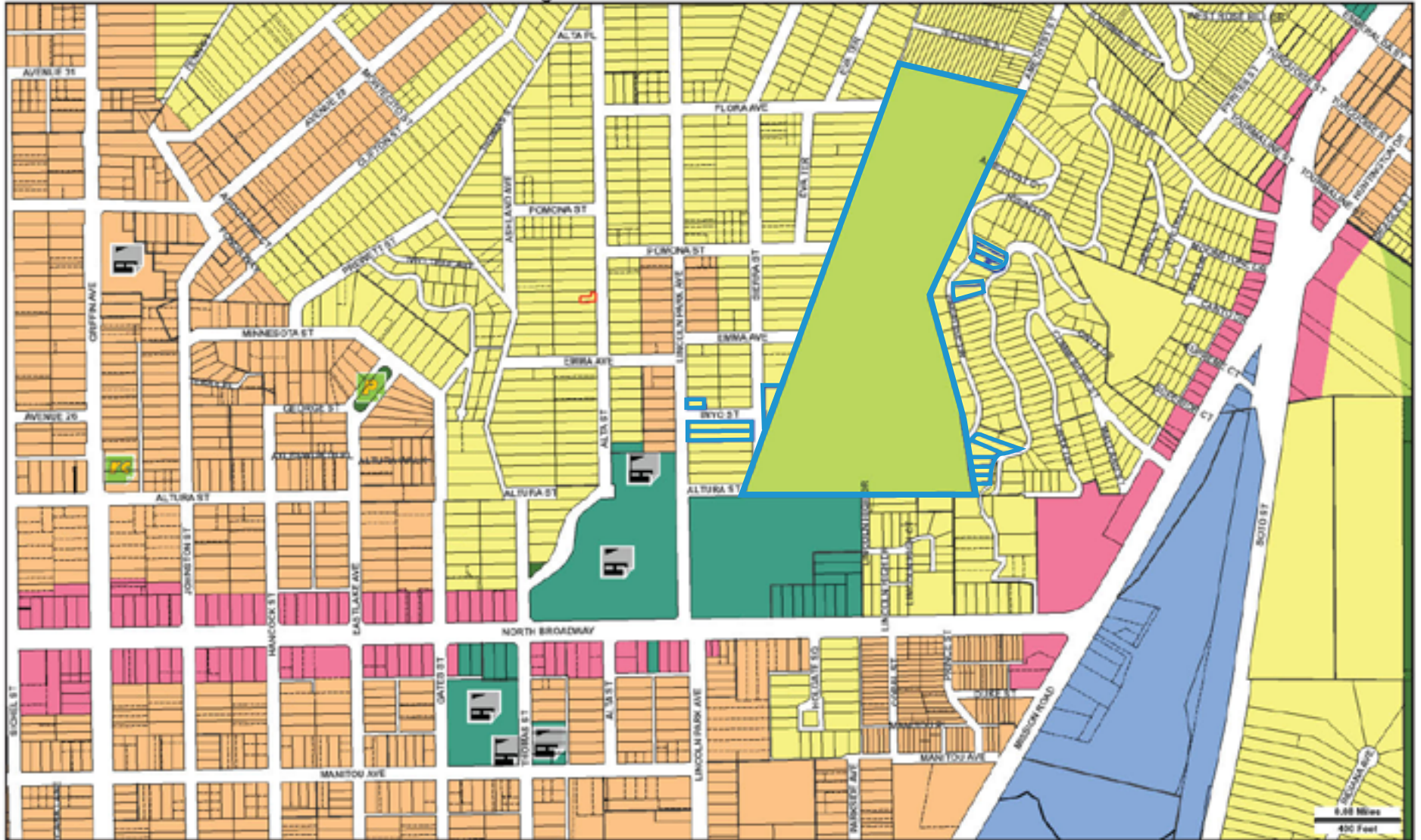
Sewer - City of Los Angeles

Electricity - So Cal Edison

Gas - South Cal Gas Company

Telephone / Cable - Verizon Communications





Address: 2716 N PARADISE DR
 APN: 5209021005
 PIN #: 141A227 441

Tract: TR 7972
 Block: None
 Lot: 117
 Arb: None

Zoning: [Q]RE20-1D
 General Plan: Very Low Residential





PROPERTY ADDRESS	APN	LOT SF	LOT ACREAGE	EXISTING USE	ZONING
2929 N Amethyst St	5209-009-001	± 1,351,477 SF	31.03	Residential - Vacant Land	{Q} A1-1D
2526-2528 Lincoln Park Ave	5208-025-001	± 13,500 SF	0.31	Residential - Triplex	{Q} R1-1D
2520-2522 Lincoln Park Ave	5208-025-002	± 13,500 SF	0.31	Residential - Duplex	{Q} R1-1D
2600 Sierra St	5209-005-003	± 9,006 SF	0.21	Residential - Vacant Land	{Q} R1-1D
2602 N Sierra St	5208-025-014	± 4,000 SF	0.09	Residential - Vacant Land	{Q} R1-1D
Paradise Drive Lots					
5209-021-002	5209-021-002	± 8,260 SF	0.19	Residential - Vacant Land	{Q} RE20-1D
5209-021-005	5209-021-005	± 5,640 SF	0.13	Residential - Vacant Land	{Q} RE20-1D
5209-021-006	5209-021-006	± 6,340 SF	0.15	Residential - Vacant Land	{Q} RE20-1D
5209-021-007	5209-021-007	± 6,670 SF	0.15	Residential - Vacant Land	{Q} RE20-1D
5209-023-022	5209-023-022	± 7,790 SF	0.18	Residential - Vacant Land	{Q} RE20-1D
5209-023-029	5209-023-029	± 8,110 SF	0.19	Residential - Vacant Land	{Q} RE20-1D
5209-023-030	5209-023-030	± 4,620 SF	0.11	Residential - Vacant Land	{Q} RE20-1D
5209-023-031	5209-023-031	± 4,380 SF	0.10	Residential - Vacant Land	{Q} RE20-1D
5209-023-032	5209-023-032	± 4,100 SF	0.09	Residential - Vacant Land	{Q} RE20-1D
5209-025-006	5209-025-006	± 4,550 SF	0.10	Residential - Vacant Land	{Q} R1-1D
TOTALS		± 1,451,943 SF	33.34		



FOREVER 21
HEADQUARTERS



LINCOLN PARK AVE

MISSION RD

N BROADWAY



DOWNTOWN LOS ANGELES

KOREATOWN

UNION STATION



LA STATE HISTORIC PARK



N BROADWAY

ABRAHAM LINCOLN HIGH SCHOOL

ALTA ST

LINCOLN PARK AVE

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