OFFERING MEMORANDUM

3653 VINTON AVENUE

LOS ANGELES, CA 90034

THE BEN LEE GROUP

LYON STAHL

HIGH-DENSITY DEVELOPMENT SITE IN PALMS
7,489 SF R3 LOT | >5% CAP ON EXISTING INCOME
IN-PLACE INCOME THROUGH ENTITLEMENTS & POTENTIAL FOR ~70 UNITS



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3653 VINTON AVENUE

LOS ANGELES, CA 90034

EXCLUSIVELY LISTED BY

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THE BEN LEE GROUP

PRICING INFORMATION

Sale Price:	$1,600,000
Price per Land SF:	$214

PROPERTY INFORMATION

Address:	3653 Vinton Ave, Los Angeles, CA 90034
Existing Use	Multifamily (4plex)
Approx. Lot Size:	7,489 SF
Zoning:	R3-1
Parcel Number:	4314-007-022
Property Type:	Development Site (Income-Producing)
Existing Unit Mix:	(2) x 1+1 (1) x 1+1 (ADU) (1) x 3+1.5



INVESTMENT HIGHLIGHTS

§

The Ben Lee Group is pleased to present 3653 Vinton Ave, a 7,489 SF R3-1 development site in the Palms neighborhood of Los Angeles with the potential to support approximately 70 units of 100% affordable housing. The site is improved with four units that provide income during entitlements. Priced at $1,600,000, or $214 per land square foot, the offering provides a land basis as low as $21,918 per potential unit.

§

The site may qualify for a full state and city incentive stack for 100% affordable housing. As a 100% affordable project in an AB 2334 Very Low VMT area, the site has no density limit. It is within a half mile of a major transit stop, so AB 2097 requires no parking. Height can rise from the 45' R3-1 base to 78', allowing up to seven stories, with reduced side, rear and open space requirements.

§

Conceptual scenarios range from 40 to 73 units, from a 4-story Type V building to a 7-story Type III over Type I building. All three scenarios contemplate the ministerial ED1 path, with no CEQA review and no public hearing. Massing and unit mix for each scenario are detailed on the following pages.

§

Beyond ED1, the site offers multiple entitlement paths. As a TOIA 2 site under the City's Citywide Housing Incentive Program, a mixed-income project may qualify for density, FAR and parking incentives through the Mixed Income Incentive Program or the State Density Bonus Program. The site's proximity to the E Line Palms Station may also qualify it for SB 79 transit-oriented zoning, subject to the City's implementation timeline. The property sits in a TCAC Highest Resource Opportunity Area, the top tier for tax credit scoring.

§

The existing improvements offset holding costs through entitlements. The four units generate $10,020 per month in scheduled rent, a 5.04% cap rate. The three-bedroom unit is delivered vacant, giving a developer the option to lease it during design and permitting or keep it vacant ahead of redevelopment.

§

The 50' x 150' lot has a 25' building line on Vinton Ave and sits outside flood, fire and liquefaction hazard zones. The Metro E Line Palms Station is approximately 0.4 miles away, which supports the AB 2097 parking exemption and gives future residents direct rail access to Santa Monica and Downtown Los Angeles. Sony Pictures Studios, Amazon MGM Studios and the UCLA Research Park are all within two miles.

Development scenarios are conceptual and for discussion purposes only. ED1 eligibility is shown on ZIMAS as "Review Eligibility" and must be confirmed with LADCP. Existing RSO units require replacement and tenant relocation under any redevelopment. Buyer to conduct own due diligence.

DEVELOPMENT POTENTIAL

3653 VINTON AVE · LOS ANGELES, CA 90034
APN 4314-007-022 · R3-1 · 7,489 SF LOT

The existing 4-unit RSO building sits on a 50' x 150' R3-1 lot with the potential to support 40 to 73 units of 100% affordable housing. Under ED1, AB 2334 and AB 2097, the site may qualify for unlimited density, up to 78' of height and zero parking through a ministerial approval path.

ENTITLEMENT SNAPSHOT

Zoning / General Plan	**R3-1 / Medium Residential**
Lot Size / Dimensions	**7,489 SF / approx. 50' x 150'**
Existing Improvements	**4 units (RSO), built 1928**
AB 2334 Very Low VMT Area	**Yes: unlimited density**
AB 2097 Major Transit Stop	**Yes: zero parking required**
ED1 Eligibility (ZIMAS)	**Review Eligibility**
Housing Element Site	**Lower-income rezoning site (ministerial)**
TOIA	**TOIA 2**
TCAC Opportunity Area	**Highest Resource**
Specific Plan	**Exposition Corridor TNP**
Building Line (Vinton Ave)	**25'**
Hazards	**Outside flood, fire and liquefaction zones**

INCENTIVE STACK

01 UNLIMITED DENSITY
100% affordable project in a Very Low VMT area (AB 2334, Gov. Code 65915(f)(3)(D)).

02 +33' / 3 STORIES OF HEIGHT
45' base height in R3-1 rises to 78', enough for a 7-story building.

03 ZERO PARKING
Within 1/2 mile of a major transit stop (AB 2097); no garage, no podium parking.

04 REDUCED YARDS AND OPEN SPACE
5' sides, 8' rear and 50% open space reduction available to qualifying 100% affordable projects.

05 MINISTERIAL ED1 REVIEW
By-right 100% affordable path with no CEQA or hearing. Existing RSO units require replacement and tenant relocation.

SCENARIO A

40

UNITS

4-STORY TYPE V

18,720 SF · 41' · 0 parking

$40,000 land basis / unit

SCENARIO B

51

UNITS

5-STORY TYPE III

23,400 SF · 52' · 0 parking

$31,373 land basis / unit

SCENARIO C

73

UNITS

7-STORY TYPE III OVER I

32,760 SF · 72' · 0 parking

$21,918 land basis / unit

Conceptual feasibility prepared by The Ben Lee Group for discussion purposes only. Not an architectural design, survey, or legal opinion. Unit counts, areas and heights are preliminary estimates based on ZIMAS (10/29/2026) and are subject to survey, architect, LADBS, LAFD and LADCP review. ED1 eligibility shown on ZIMAS as “Review Eligibility”; buyer to confirm with LADCP.

DEVELOPMENT SCENARIOS

3653 VINTON AVE · LOS ANGELES, CA 90034
APN 4314-007-022 · R3-1 · 7,489 SF LOT

Type V-A wood frame Type III-A wood frame (FRT ext. walls) Type I-A concrete podium

Building sections looking north. All scenarios: no parking, roof-deck common open space, NFPA 13 sprinklered, R-2 occupancy. Scenario C highest occupied floor at 62' (below 75' high-rise threshold).



PROGRAM SUMMARY	SCENARIO A	SCENARIO B	SCENARIO C
Construction Type	Type V-A	Type III-A	Type III-A over Type I-A
Stories / Height to Roof	4 / 41'	5 / 52'	7 / 72'
Total Units (100% Affordable)	**40**	**51**	**73**
Unit Mix	37 x 1BR, 3 x Studio	47 x 1BR, 4 x Studio	67 x 1BR, 6 x Studio
Gross Building Area	18,720 SF	23,400 SF	32,760 SF
FAR (Gross / Lot Area)	2.50 : 1	3.12 : 1	4.37 : 1
Auto Parking (AB 2097)	0	0	0
Bicycle Parking (Long / Short)	18 / 4	22 / 5	29 / 6
Open Space Req. (50% ED1 Reduction)	2,000 SF	2,550 SF	3,650 SF
Land Basis / Unit at $1,600,000	**$40,000**	**$31,373**	**$21,918**

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GROUND FLOOR PLAN

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APN 4314-007-022 · R3-1 · 7,489 SF LOT



GROUND FLOOR PROGRAM

Units 101-103	1BR	321 SF ea.
Units 104-107	1BR	287 SF ea.
Lobby / Mail / Leasing		360 SF
Long-Term Bike Storage		341 SF
Community Room		306 SF
Electrical Room + MPOE		200 SF
Trash / Recycle Room		154 SF
Fire Riser / Bike Repair		126 SF
TOTAL GROUND FLOOR	7 UNITS	**4,680 SF**

DESIGN NOTES

01 Lobby fronts Vinton Ave on the corridor axis, with mailboxes, parcel lockers and leasing; double entry doors.

02 Electrical room in the front corner with an 8'x10' LADWP transformer pad directly outside in the front yard.

03 Long-term bike room sits next to Stair 1 and the elevator; 2-tier racks hold up to 29 bikes (Scenario C requirement).

04 Trash room sits directly below the trash and recycle chutes, with a haul-out door to the 5' side yard.

05 Two remote exit stairs (front and rear) discharge to the side and rear yards. Zero parking under AB 2097.

A2.1 GROUND FLOOR
3653 VINTON AVE

LEGEND

- Residential unit
- Amenity / service
- Stair / elevator core
- 25' building line
- Property line

GRAPHIC SCALE

0' 5' 10' 15' 20'

N

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TYPICAL FLOOR PLAN, LEVELS 2+

3653 VINTON AVE · LOS ANGELES, CA 90034
APN 4314-007-022 · R3-1 · 7,489 SF LOT



TYPICAL FLOOR UNIT SCHEDULE

X01	1BR (front corner)	325 SF
X02-X05	1BR	321 SF ea.
X06-X10	1BR	287 SF ea.
X11	Studio (front corner)	253 SF
Trash / recycle chutes, elec./IDF		
TOTAL PER FLOOR	**11 units**	**4,680 SF**
Scenario A (Levels 2-4)	33 units	3 floors
Scenario B (Levels 2-5)	44 units	4 floors
Scenario C (Levels 2-7)	66 units	6 floors

DESIGN NOTES

01 Levels 2 and up stack identically: same unit walls, wet stacks and core positions on every floor (X = floor number).

02 10 one-bedrooms plus 1 studio per floor. Bedroom and living room each get a window; front corner units also face Vinton Ave.

03 Each unit has a full bath, in-unit washer/dryer and a galley kitchen, mirrored in pairs to share plumbing walls.

04 5' wide 1-hour corridor with windows at both ends; trash and recycle chutes next to the elevator.

05 Unit sizes range from 253 to 325 SF. Bays can be combined for larger RSO replacement units.

A2.2 TYPICAL FLOOR
3653 VINTON AVE

LEGEND

- Residential unit
- Amenity / service
- Stair / elevator core
- 25' building line
- Property line

GRAPHIC SCALE

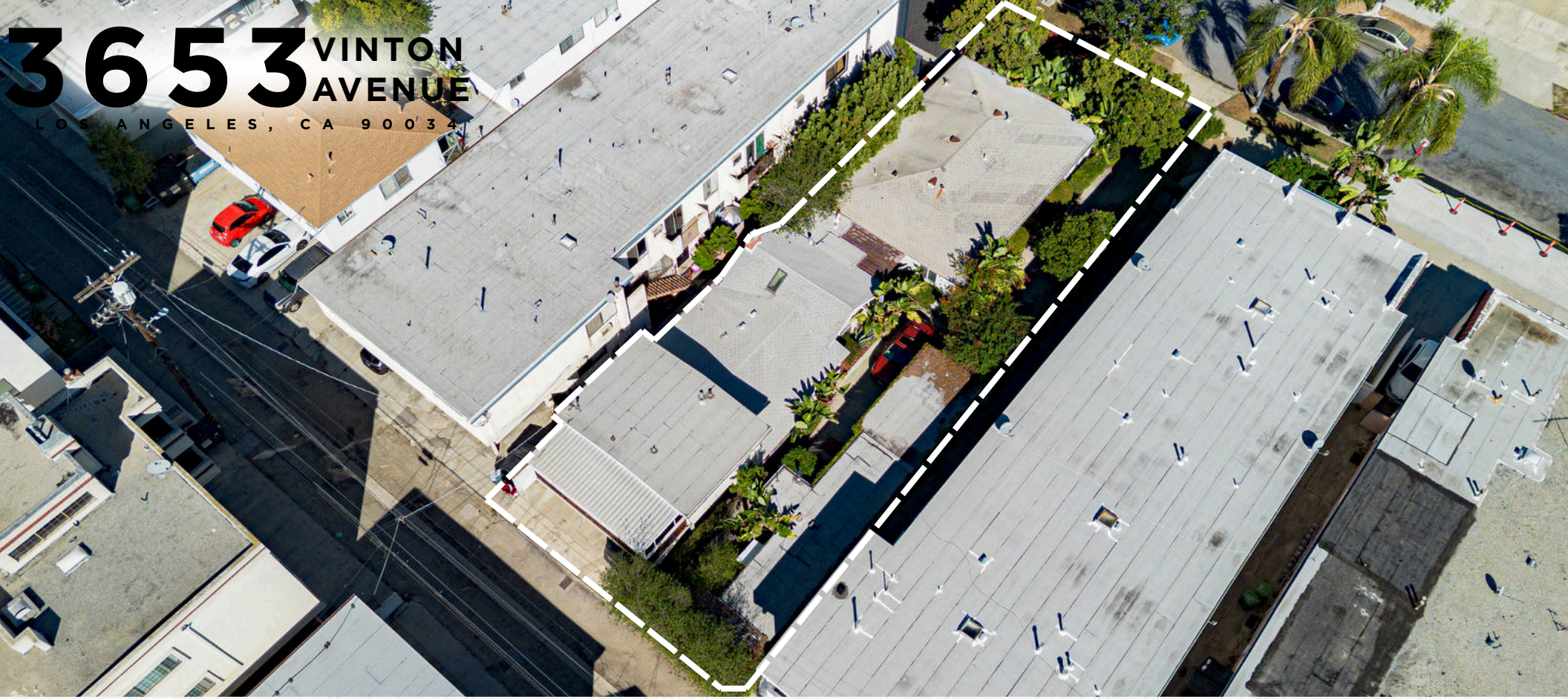
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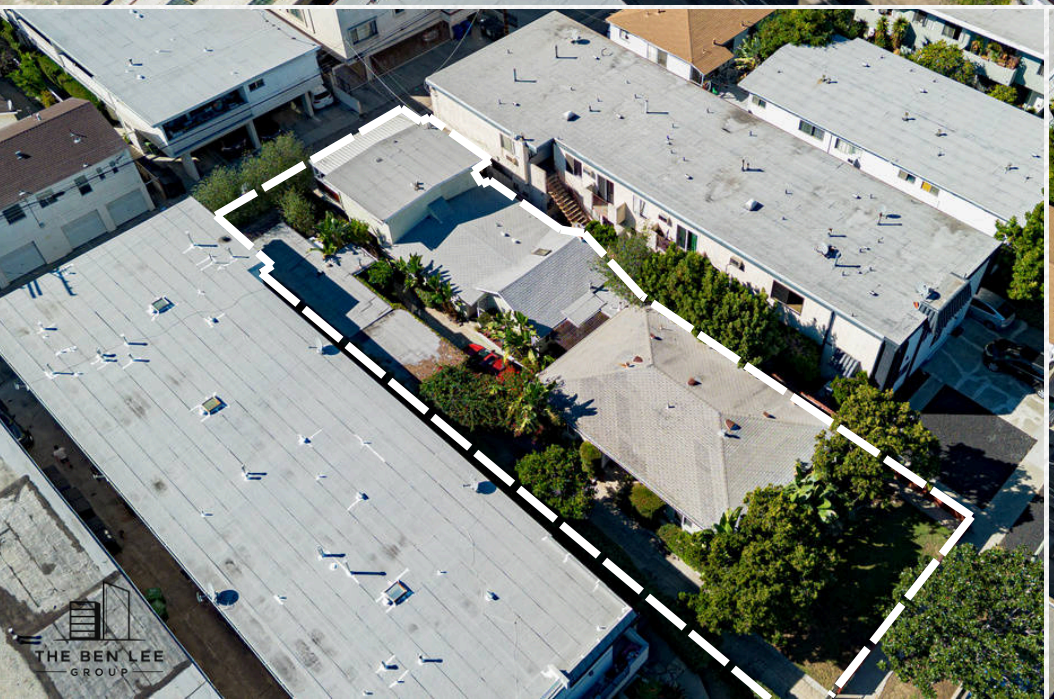
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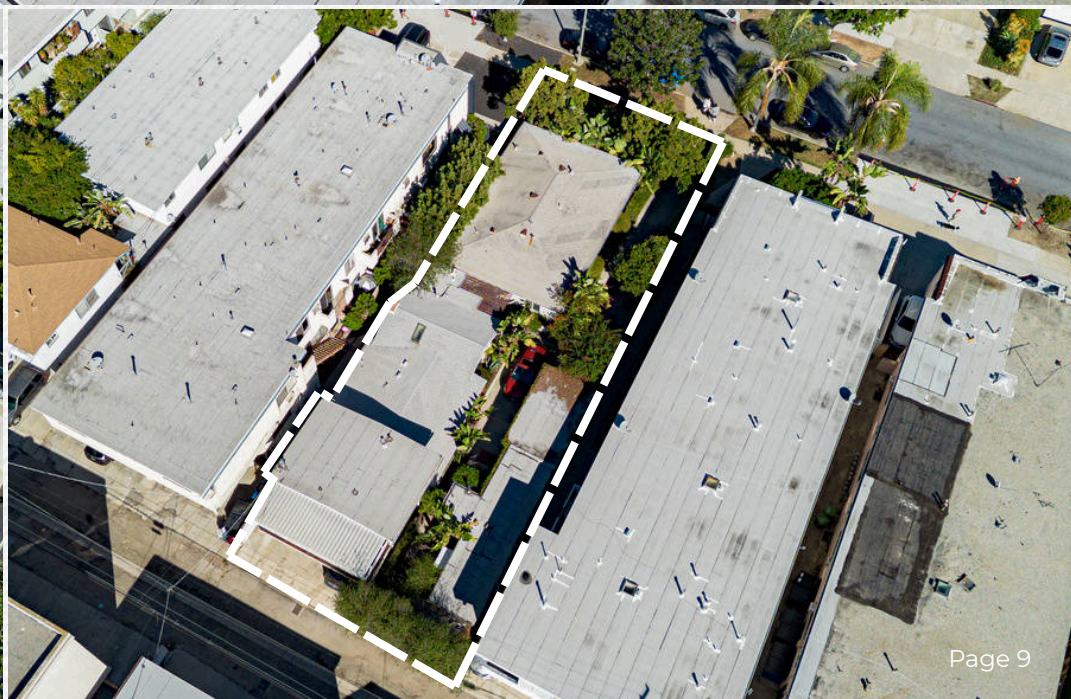
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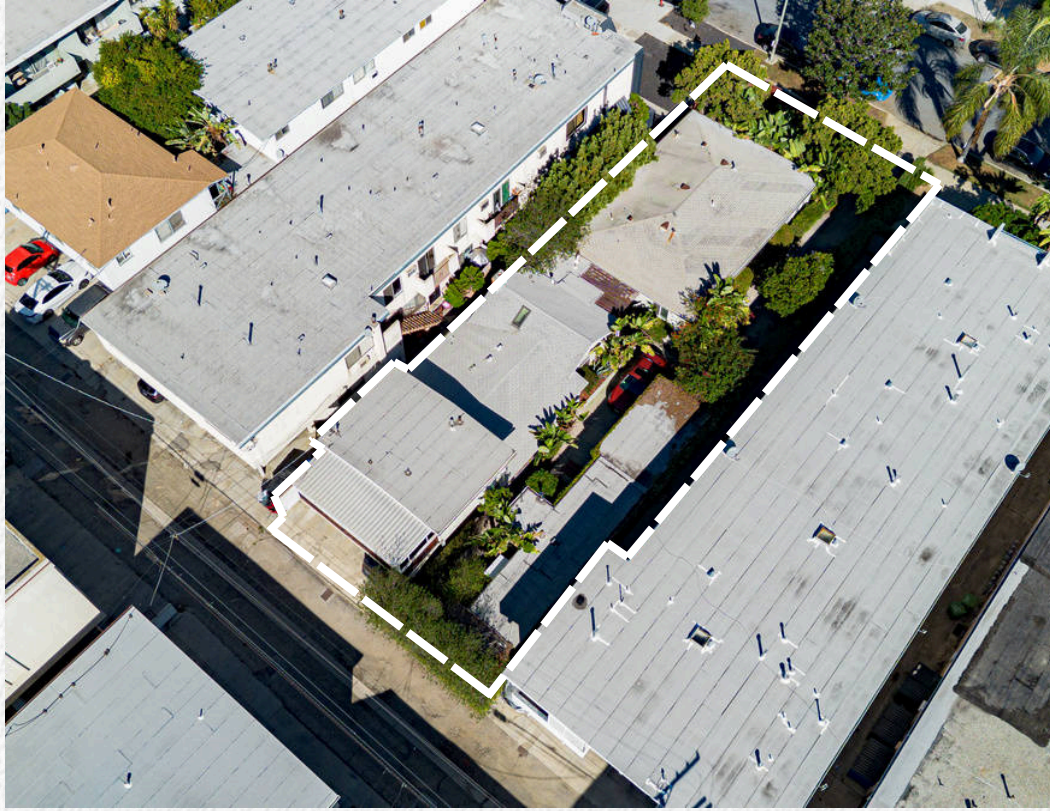




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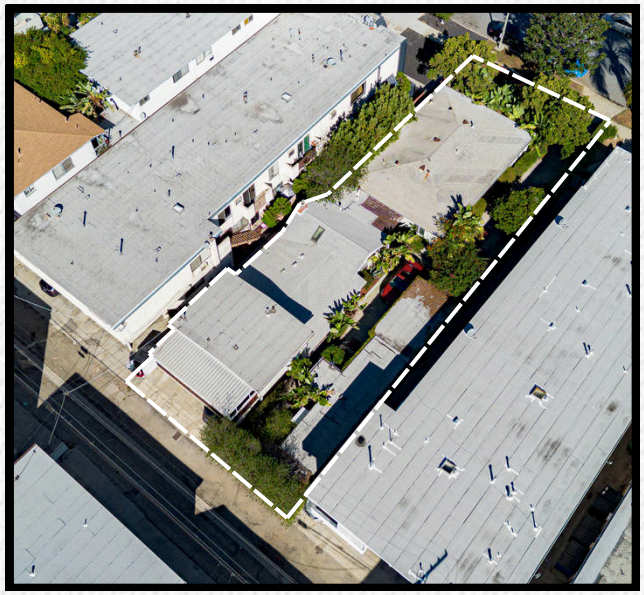


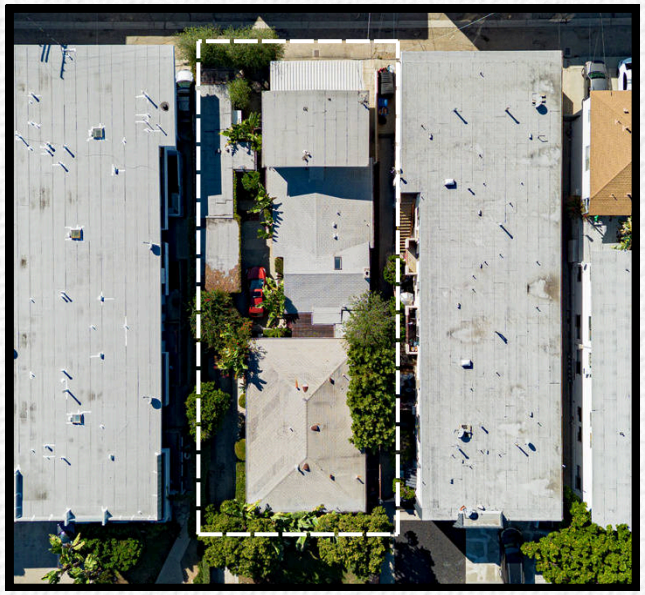



Westwood
Westfield Century City
Century City
INTERSTATE
CALIFORNIA
10
Palms Elementary School
3653 VINTON AVENUE
LOS ANGELES, CA 90034

RENT ROLL

	Unit No.	Unit Type	Unit Size	Current Rent	Market Rent	Notes
1	3653	1+1	675	$2,400	$2,700	
2	3653 1/2	1+1	675	$1,920	$2,700	
3	3655 1/2	1+1 (ADU)	410	$2,200	$2,700	Midterm Rental ADU
4	3655	3+1.5	1,336	$3,500	$4,270	Delivered Vacant
				$10,020	$12,370	





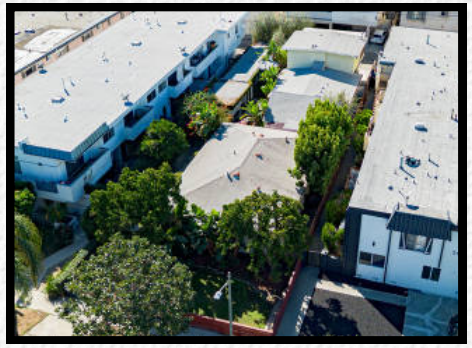
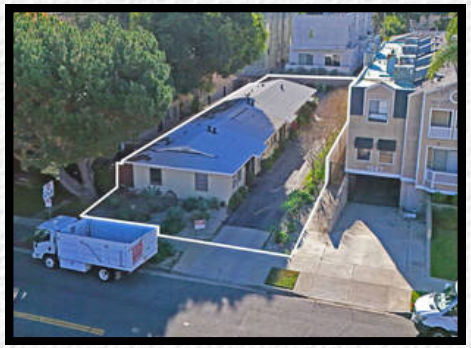
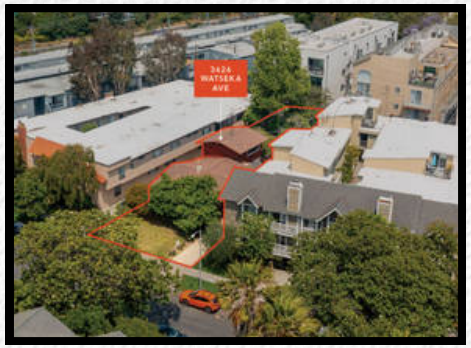


***Buyer to conduct their own due diligence and independently verify all square footage. Square footage measurements are inherently subjective and can vary materially depending on the methodology used; the figures referenced herein were obtained from ZIMAS (Zone Information & Map Access System) and have not been independently measured or verified. Lyon Stahl Investment Real Estate and the Seller have not made any investigation, nor make any warranty or representation, with respect to the square footage of the property or any improvements thereon, and assume no responsibility for its accuracy. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.*

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LOS ANGELES, CA 90034

LAND COMPARABLES

★3653 VINTON AVE LOS ANGELES, CA 90034	1851 S BARRINGTON AVE LOS ANGELES, CA 90025	3626 WATSEKA AVE LOS ANGELES, CA 90034	1833 OVERLAND AVE LOS ANGELES, CA 90025
			
Price $1,600,000	**Price** $1,450,000	**Price** $1,600,000	**Price** $1,750,000
Zoning R3-1	**Zoning** RD1.5	**Zoning** R3	**Zoning** R3
Lot Size 7,489	**Lot Size** 6,494	**Lot Size** 6,535	**Lot Size** 6,895
Price per Square Foot $214	**Price per Square Foot** $223	**Price per Square Foot** $245	**Price per Square Foot** $254
Sale Date Subject Property	**Sale Date** On Market	**Sale Date** 10/29/2026	**Sale Date** 7/2/2026

THE BEN LEE GROUP

AREA OVERVIEW

PALMS | WESTSIDE LOS ANGELES

ONE OF THE WESTSIDE'S DEEPEST RENTER MARKETS

Palms is one of the most renter-heavy neighborhoods on the Westside. 20,337 or 79% of the households in Palms are renter-occupied. Average rent in Palms rose 1.69% over the past year, from $2,779 to $2,826. Founded in 1886, Palms is the oldest neighborhood annexed to the city, joining in 1915. Today it is a dense, established apartment district between Culver City, Cheviot Hills and Century City.

STEPS TO THE E LINE AND THE 10 FREEWAY

The property sits approximately 0.4 miles from the Metro E Line Palms Station. The E Line runs from Downtown Santa Monica to Downtown Los Angeles without using the 10 Freeway. The area around Palms Station has the largest residential population along the E Line's Westside extension, according to Metro. The I-10 is under a mile north, and the 405 is about two miles west.

MINUTES FROM THE WESTSIDE'S ENTERTAINMENT AND TECH HUB

Sony Pictures Studios is about half a mile from the property. To the west on Washington Boulevard, Amazon has leased more than 600,000 SF between the Culver Studios complex and the neighboring Culver Steps. Across National Boulevard from Apple's new campus, Warner Bros. Discovery leases 240,000 SF at the $350 million Ivy Station complex. Century City is 2.4 miles away and UCLA is under four miles.

SURROUNDED BY INSTITUTIONAL INVESTMENT

Apple is building Culver Crossings, a 536,000 SF office and production campus straddling Los Angeles and Culver City, expected to host up to 2,400 employees. It is approximately 1.1 miles from the property. 1.6 miles north, the University of California purchased the former Westside Pavilion for $700 million in December 2023. A newly released environmental study outlines plans to convert it into an 800,000 SF research and innovation campus.

DEMAND FOR AFFORDABLE HOUSING ON THE WESTSIDE

The property sits in a TCAC Highest Resource Opportunity Area, the top tier for tax credit scoring. Westside sites in that tier that also qualify for unlimited density and zero parking are rare. For an investor holding through entitlements, high rents and renter depth support occupancy in the existing four units. For a developer, the same depth supports lease-up of a 100% affordable building.



SONY PICTURES STUDIOS - 0.5 MILES



APPLE CULVER CROSSINGS - 1.1 MILES



UCLA RESEARCH PARK - 1.6 MILES

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