

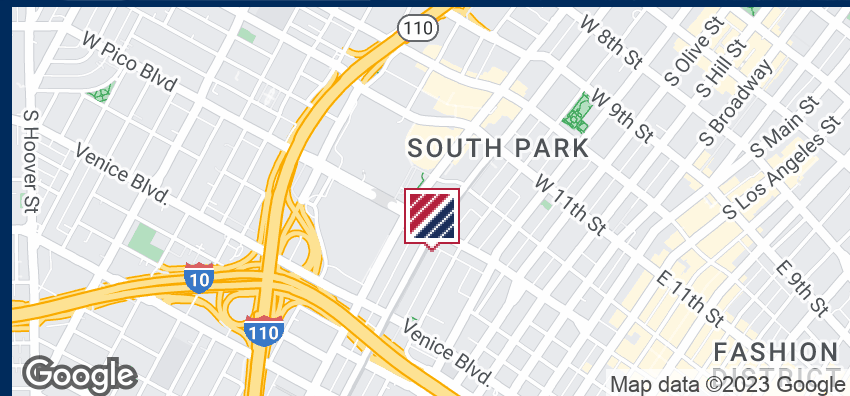


LAND  
**FOR SALE**

**1318 S. FLOWER STREET**  
 LOS ANGELES | CA, 90015

**PROPERTY FEATURES:**

- 48 Key Hotel Under Construction on Site
- Walking Distance to Convention Center and Crypto Arena
- Nine (9) Years Into a Fifty (50) Year Ground Lease
- Adjacent to Expo Line Pico Station



FOR MORE INFORMATION PLEASE CONTACT:

**DAVID MUIR**  
 EXECUTIVE VICE PRESIDENT  
 P: 213.270.2244  
 david.muir@daumcommercial.com  
 CADRE #01210653

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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## GROUND LEASE TERMS

Year 1, first three (3) months	No rent
Year 1, fourth (4th) month through ninth (9th) month	\$8,000.00 per month
Year 1, tenth (10th) month through end of Year 5	\$16,000.00 per month
Years 6 through 10	10% increase to equal \$17,600.00
Years 11 through 15	10% increase to equal \$19,360.00
Years 16 through 20	10% increase to equal \$21,296.00
Years 21 through 25	10% increase to equal \$23,455.00
Years 26 through 30	10% increase to equal \$25,767.00
Years 31 through 35	10% increase to equal \$28,343.00
Years 36 through 40	10% increase to equal \$31,177.00
Years 41 through 45	10% increase to equal \$34,294.00
Years 46 through 50	10% increase to equal \$37,723.00

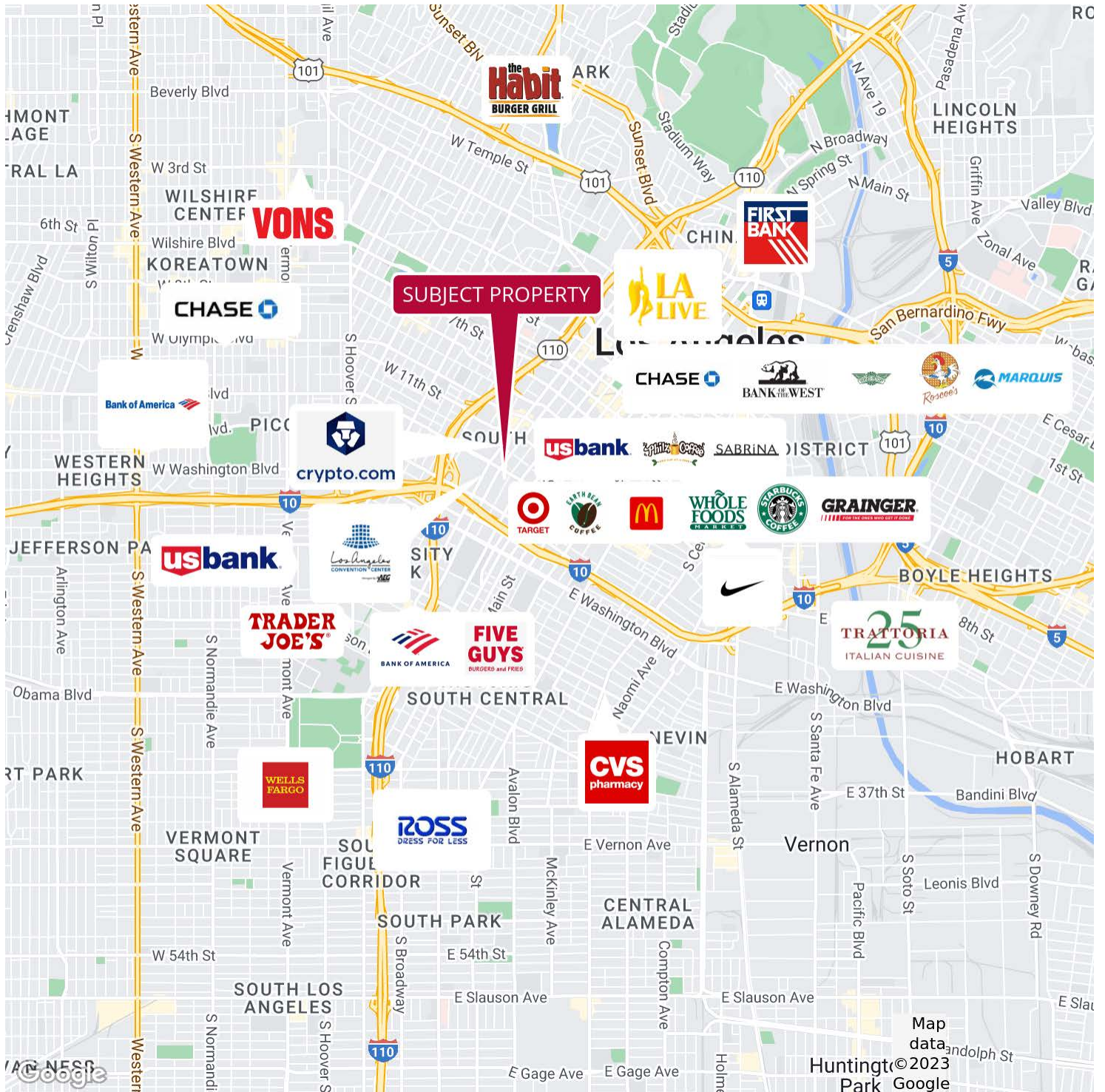
Option Terms:

Years 51 through 55	Greater of either (i) 10% increase over the Base Rent paid in Year 50 or (ii) Fair Market Value
Years 56 through 60	Greater of either (i) 10% increase over the Base Rent paid in Year 55 or (ii) Fair Market Value
Years 61 through 65	Greater of either (i) 10% increase over the Base Rent paid in Year 60 or (ii) Fair Market Value
Years 66 through 70	Greater of either (i) 10% increase over the Base Rent paid in Year 65 or (ii) Fair Market Value

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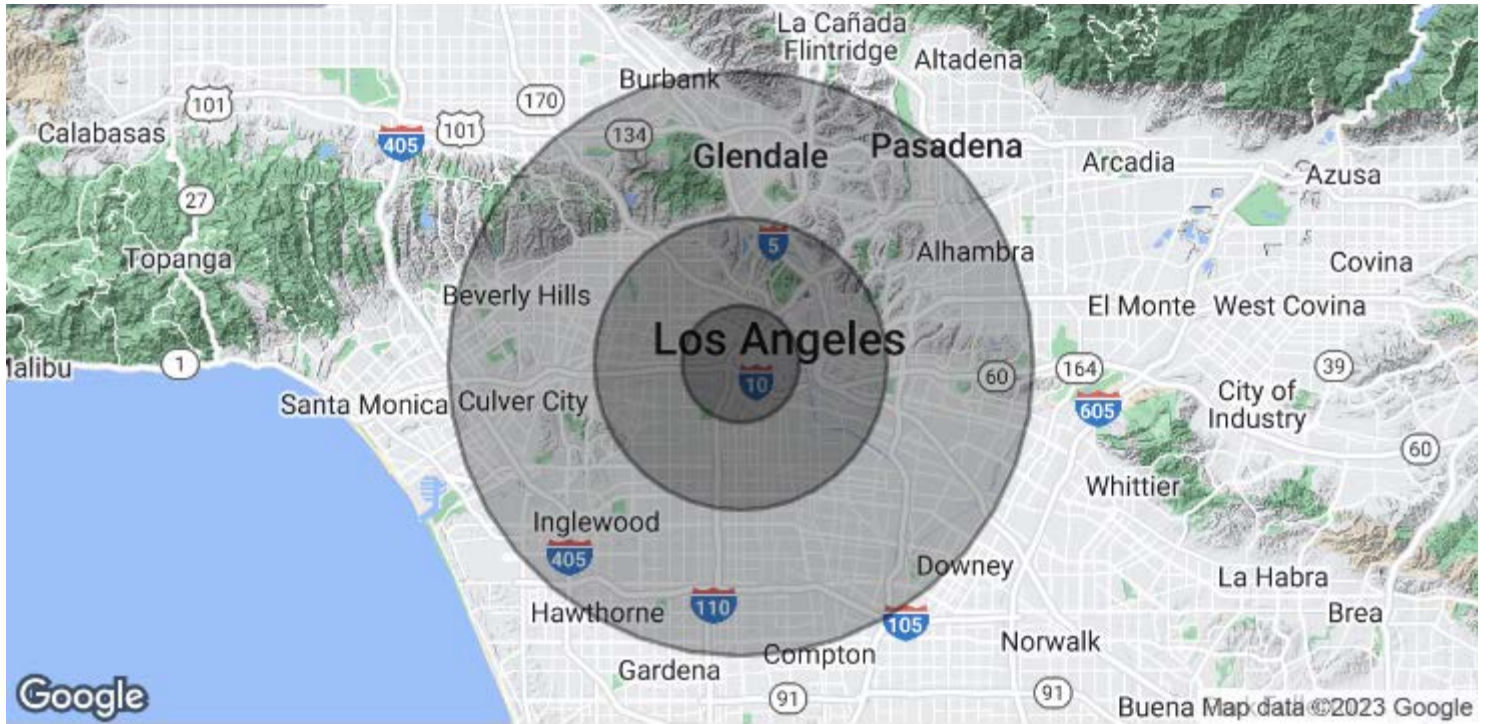
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 1318

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LOS ANGELES | CA

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## SOUTH PARK

South Park is a downtown enclave of sleek residential towers and trendy hotels near the huge L.A. Live entertainment complex. Home to the NBA's Los Angeles Lakers and other teams, Staples Center hosts sports events and big-name concerts, while the Grammy Museum offers immersive music experiences and costume exhibits. Stylish spots for sushi, Mexican food, and craft beer are dotted throughout the area.

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# FOR SALE

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ZIMAS PUBLIC

Generalized Zoning

08/11/2023

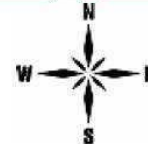
City of Los Angeles  
Department of City Planning



Address: 1320 S FLOWER ST  
APN: 5134011018  
PIN #: 126A207 161

Tract: CAMERON TRACT  
Block: B  
Lot: FR 20  
Arb: None

Zoning: [Q]R5-2D-O  
General Plan: High Medium Residential



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- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

#### COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial**
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial

#### INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

#### INDUSTRIAL

- Limited Industrial