

# UCLA Masjid Project



#### Introduction:

The vibrant Muslim community in the greater UCLA area consists of one of the most accomplished Muslim faculty and students in the nation. The community has garnered national acclaim for the scholarly contributions of its Muslim faculty and its commitment to community service. However, this community lacks a masjid even though the number of Muslims exceeds 2,700 students, faculty and staff and continues to grow each year. There is a need to provide a masjid and there is also an opportunity to capitalize on the rental income. Muslims in Westwood spend roughly \$500,000 annually on rent. The purpose of this project is to build a self sustaining structure within walking distance of UCLA that consists of a Masjid and residential units.

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#### Accomplishment of the Muslim community at UCLA

Muslims at UCLA through the MSA have a history that is replete with examples of service to the campus as well as the greater community. The organization has started many projects that have been recognized by the University, City of Los Angeles, and even in the United States Congress for their contributions to the UCLA campus and the greater good.

- **Al-Talib** – The Muslim newsmagazine has published for 20 years and is the largest in the nation
- **UMMA Free Clinic** – a clinic established by Muslim students at UCLA in South Central Los Angeles that provides free medical care to the needy.
- **Journal of Islamic and Near Eastern Law** – One of the most respected law journals dealing with this topic.
- **Incarcerated Youth Tutorial Project (IYTP)** – In its 20th year, IYTP is a tutoring service for incarcerated youth.
- **Mentors for Academic and Peer Support (MAPS)** – Empowering high school students with the tools with which they can gain access to institutions of higher learning.
- **Academic Mentorship Program (AMP)** – Connecting freshmen and transfers to experienced UCLA students and thus establish valuable mentoring and personal relationships amongst the Bruin community.
- **College Day** – Programs, group activities, video presentations, and workshops designed to encourage high school youth to consider higher education at an institution like UCLA via first-hand experience with college students.

Included in this marketing portfolio you will find the following:

1. Economic Projections: rental income chart and return on investment models
2. Marketing Analysis: Comprehensive assessment of the proposed Tilden Study location including area demographics, analysis of comparable structures, and zoning regulations

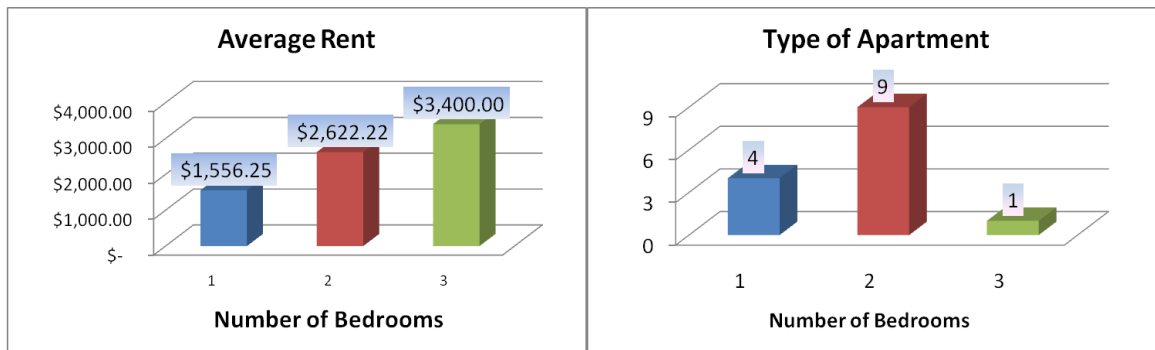
Investor Info Sheet

Based on the Tilden Study Center proposal\*, there is 37,500 square feet (sf) of buildable area divided among a maximum of three floors. If one floor is the masjid, that would leave 25,000sf for apartment units. If we define each unit as 850sf\*\* plus allowing 200sf of open space per unit (as require by law) that would mean each unit will be 1,050sf. Therefore, each floor would have 12 units and the complex would have 24 units total. However, if we decided to maximize rental income, masjid could be reduced to 6000sf and build an additional 6 units. The property is expected to gross between 7-9% return on investment.

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	To Maximize Masjid Space	To Maximize Living Space
<b>Masjid Size (sf)</b>	12500	6000
<b>Living Space (sf)</b>	25000	31500
<b>Number of Units</b>	24	30
<b>**Annual Rent</b>	\$755,136	\$943,920
<b>Land Cost</b>	\$4,000,000	\$4,000,000
<b>Building Cost</b>	\$6,500,000	\$6,500,000
<b>Total Cost</b>	\$10,500,000	\$10,500,000
<b>Annual Return</b>	<b>7%</b>	<b>9%</b>

A cursory survey of 14 Muslim student apartments determined that Muslim students were spending **\$395,000 on rent per year** and that most were living in a 2 bedroom apartment with an average monthly rent of \$2622.

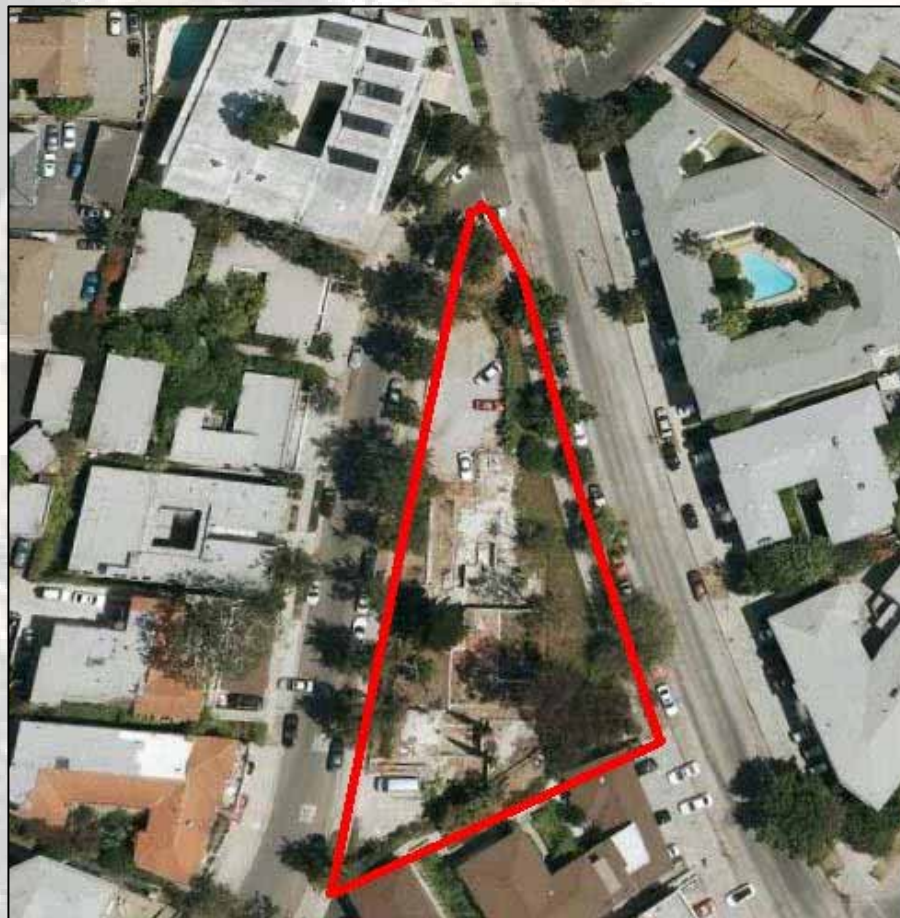


\* Tilden Study Center Proposal : A 34 page study outlining a project similar in scope and size to our intended structure. Not included in this packet but available upon request.

\*\* University owned 2bd apartments are 790 – 845sf and Westwood average rent for 2bd is \$2622.

*Westwood Village, CA*

**Residential  
Development Site**



**11024 STRATHMORE DRIVE  
LOS ANGELES, CA 90024**

*Exclusively Offered by:*

**Albert R. Shilton**  
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**(310) 996-2238**  
[ashilton@charlesdunn.com](mailto:ashilton@charlesdunn.com)

**Karen C. Chang**  
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Charles Dunn



# 11024 STRATHMORE DRIVE

LOS ANGELES (WESTWOOD), CA 90024

## PROPERTY OVERVIEW

Charles Dunn Company, Inc. is pleased to offer an opportunity to acquire a residential development site in an unbeatable Westwood location. The Subject Property is located on a highly visible corner of Levering Avenue and Strathmore Drive just blocks from the UCLA campus and Westwood Village. The site offers developers the opportunity to build apartments or condominiums in a high-demand rental submarket catering to UCLA students and faculty.

Site Name and Address:	11024 W. Strathmore Drive Los Angeles, CA 90024
Assessor's Parcel Number:	4363-016-001
LA County Thomas Bro Guide:	Page 632, Grid A2
Property Type:	Residential Development Site
Total Lot Size:	20,865.7 Square Feet
Price:	<b>\$4,000,000</b>
Price per Square Foot:	\$191.70
Zoning:	[Q]R4-1VL-O



Zimas Map of Area Zoning

Shape:	Irregular
Grade:	Sloped
Height Restriction:	45 feet
District:	Council District 5, Jack Weiss, Councilman
Highlights:	Within blocks from Westwood Village and the UCLA campus, high demand residential submarket.

*\* Broker has not fully investigated the Property and makes no representations or warranties related to the potential development of the site. All prospective buyers are advised to investigate the suitability of the site for their intended use.*

The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

Set Up / Strathmore Dr, 11024 W. [10.17.08] WLA KC

Charles Dunn

# 11024 STRATHMORE DRIVE

LOS ANGELES (WESTWOOD), CA 90024

## PROPERTY DESCRIPTION



The subject Property is within the area of Westwood, north of Wilshire Boulevard and east of Veteran Avenue. This high-demand rental submarket primarily caters to UCLA students. The site is served by the I-405 freeway and several major thoroughfares including Sunset Boulevard, Wilshire Boulevard, Westwood Boulevard, and Santa Monica Boulevard.

The Property is approximately 20,865 square feet, triangular shaped and slightly sloped with a prominent pointed corner at the intersection of Strathmore Drive and

Levering Avenue. It is fully accessible along its 300+ feet of frontage on Strathmore Drive and it will also be accessible along its 230+ feet of frontage on Levering Avenue with the new development.

The site was once home to the Kappa Sigma fraternity house that was built by prominent Los Angeles architect Paul Revere Williams in 1936. The building was a landmark in the area until its demolition in January 2005. The south portion of the Property where the former fraternity house once stood is fenced off. The north portion of the Property remains an open parking lot.

The site is currently zoned R4-1VL-0. The planning designation *R4-1* is for multiple residential with the number 1 designating the height district and VL denoting the density allowed on the Specific Plan. The Property is ideally suited for development of either condominiums or apartments and could be ideal for either faculty or student housing.

According to an architect that consulted for the seller, the maximum buildable area on the site is 37,000 Sq. Ft. This equates to about 19 buildable units. Although "For Sale" or rental properties are distinctly different in their design and/or amenities, both types of projects will need to deal with the irregular shape and slope of the site and the challenges relating to parking requirements such as ingress and egress for parking (ramps), setbacks, height restrictions, open space requirements, lobby access, access for trash collection vehicles and requirements related to SUSMP (clean water act).

**Note:** The subject Property is being marketed as a development site. The seller and seller's broker, however, make no representations or warranties as to the Property's potential for development and will give the buyer the opportunity to inspect the Property and evaluate the feasibility of buyer's intended use.

The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

Set Up /Strathmore Dr., 11024 W. [10.20.08] WLA KC

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LOS ANGELES (WESTWOOD), CA 90024



## City of Los Angeles Department of City Planning

10/05/2008

### PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

11024 W STRATHMORE DR

#### ZIP CODES

90024

#### RECENT ACTIVITY

None

#### CASE NUMBERS

CPC-12142  
ORD-163184-SA1  
ND-82-325-GP

#### Address/Legal Information

PIN Number:	135B149 462
Lot Area (Calculated):	20,865.7 (sq ft)
Thomas Brothers Grid:	PAGE 632 - GRID A2
Assessor Parcel No. (APN):	4363016001
Tract:	TR 10172
Map Reference:	M B 142-9/10
Block:	None
Lot:	1
Arb (Lot Cut Reference):	None
Map Sheet:	135B149

#### Jurisdictional Information

Community Plan Area:	Westwood
Area Planning Commission:	West Los Angeles
Neighborhood Council:	None
Council District:	CD 5 - Jack Weiss
Census Tract #:	2653.05
LADBS District Office:	West Los Angeles

#### Planning and Zoning Information

Special Notes:	None
Zoning:	[Q]R4-1VL-O
Zoning Information (ZI):	ZI-1802 Hillside Grading Ordinance Exemption Area
General Plan Land Use:	High Medium Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Westwood North Westwood Village
Specific Plan Area:	West Los Angeles Transportation Improvement and Mitigation Westwood Community Design Review Board
Design Review Board:	Yes
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

#### Assessor Information

Assessor Parcel No. (APN):	4363016001
APN Area (Co. Public Works)*:	0.514 (ac)
Use Code:	Not Available
Assessed Land Val.:	\$1,363,953
Assessed Improvement Val.:	\$0
Last Owner Change:	08/06/97
Last Sale Amount:	\$1,476,014
Tax Rate Area:	67

The contents of this report are bound by the User Agreement as described in the Terms and Conditions of this website. For more details, please refer to the Terms & Conditions link located at <http://zima.cityofla.org>. (\*) - APN Area: LA County Assessor's Office is not the data provider for this item. The data source is from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

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