



KOREK LAND COMPANY, INC.

INCOME PRODUCING INVESTMENT!

4.64± ACRES DEL SUR AREA COUNTY OF LOS ANGELES, CA

LOCATION: Southwest corner of 97th Street W and Avenue I in the Del Sur area of West Lancaster, County of Los Angeles, CA 93536. This is an area of solar facilities mixed with rural, residential housing.

APN's/SIZE: 3218-001-012 = 2.32± acres 3218-001-013 = 2.32± acres **TOTAL = 4.64± ACRES**

TOPO: Basically flat.

ZONE/GP: A-2-2 (Heavy Agricultural). Land Use Designation: RL 2 (Rural Land-2) (maximum density of 1 residential unit for each 2 gross acres of land).

BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

INCOME: A portion of parcel 013 is currently leased to a cell service company. The lease originally commenced in 2019 with an initial term of 5-years and five extension options of 5-years each (25 years), 1-year extensions thereafter. Current income is approximately \$2,025/month (\$24,300± annual income). Lease payments increase 3% each year. Excellent investment opportunity!!

PRICE: Asking \$399,000.

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DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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