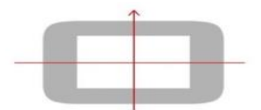


# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



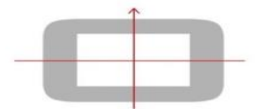
- Situated down a long private driveway with over an acre of land and views of the Los Angeles Skyline
- Plans in plan check for an approx. 5,576+ Sq. Ft. home including a 3 car garage with motor court
- Ability to customize plans and/or have the current development group build to suit
- **Price: \$1,800,000**



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# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



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## Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077

**T**his brochure has been prepared to provide summary, unverified information to interested parties, and to establish only a preliminary level of interest in the subject development opportunity.

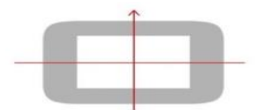
The information contained in this brochure has been obtained from sources we believe to be reliable. However, Evanisko Realty & Investment, Inc. has not verified, and will not verify, any of the information contained herein, nor has Evanisko Realty & Investment, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All interested parties must take appropriate measures to verify all of the information set forth herein.

Please contact Evanisko Realty & Investment, Inc. for additional information and/or guidance pertaining to this opportunity.

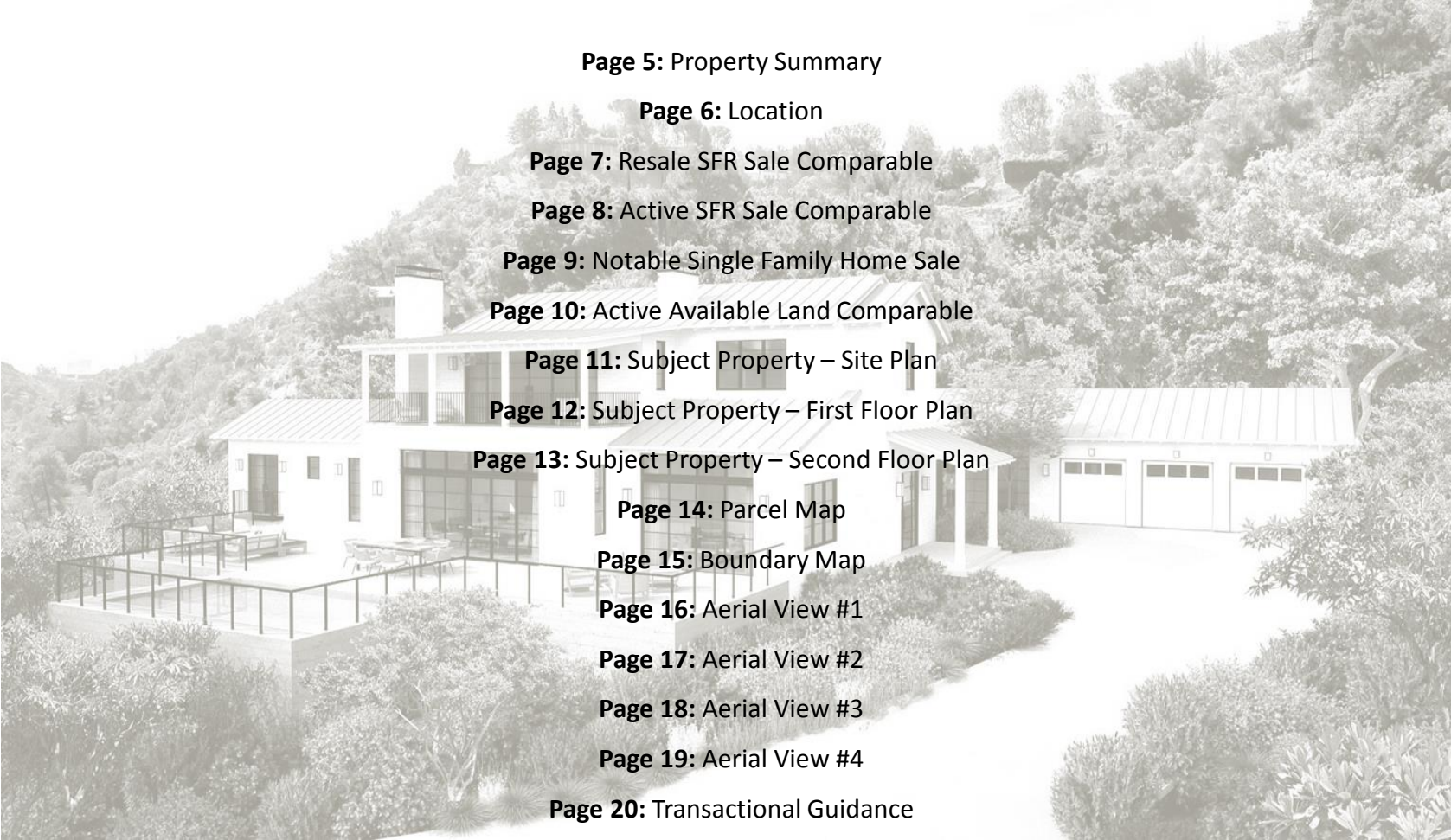
**All offers and correspondence regarding this opportunity are to be directed to:**

- **David Melaugh:** Melaugh@evaniskorealty.com
- **Phone:** (818) 985-9700 | **Fax:** (818) 985-9703



# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



**Page 5:** Property Summary

**Page 6:** Location

**Page 7:** Resale SFR Sale Comparable

**Page 8:** Active SFR Sale Comparable

**Page 9:** Notable Single Family Home Sale

**Page 10:** Active Available Land Comparable

**Page 11:** Subject Property – Site Plan

**Page 12:** Subject Property – First Floor Plan

**Page 13:** Subject Property – Second Floor Plan

**Page 14:** Parcel Map

**Page 15:** Boundary Map

**Page 16:** Aerial View #1

**Page 17:** Aerial View #2

**Page 18:** Aerial View #3

**Page 19:** Aerial View #4

**Page 20:** Transactional Guidance



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# Lower Bel Air View Estate

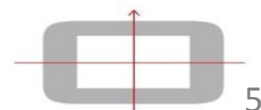
10427 Corfu Lane  
Bel Air, CA 90077

Lower Bel Air can be described as one of Los Angeles' most desirable neighborhoods including some of the highest price per ft. home sales. The subject property is truly a one-of-a-kind development with many notable features encompassing a long private driveway, 3 car garage and motor court, elevated building pad set apart from neighboring homes and views towards the Century City/Beverly Hills skyline. As currently designed, the home will include 4 Bedrooms, 4.5 Bathrooms spread across two levels overlooking the pool/spa and wrap around outdoor terrace. While in the initial design stage, a builder will have the ability to amend the current plans or close with the development plan included herein.

- **Land Area:** 43,760 Sq. Ft.
- **APN:** 4371-005-011, 020
- **Project Description:** 4 Bedroom / 4.5 Bathrooms
  - 1<sup>st</sup> Floor: 15' ceiling, grand formal entry, 3 Bed/3.5 Bath, media room, family room, formal dining room, sun room, laundry room, mud room, kitchen, and study/guest lounge
  - 2<sup>nd</sup> Floor: 12' ceiling, master suite, fireplace, his & her closets, computer niche, shower and separate tub, private outdoor terrace
- **Livable Square Footage:** Approx. 5,576 Sq. Ft.
  - 1<sup>st</sup> Floor: 4,185 Sq. Ft.
  - 2<sup>nd</sup> Floor: 1,391 Sq. Ft.
- **Entitlement:** Architectural plans, soils report, survey, tree study, survey
  - Full speculative design sheet and material list

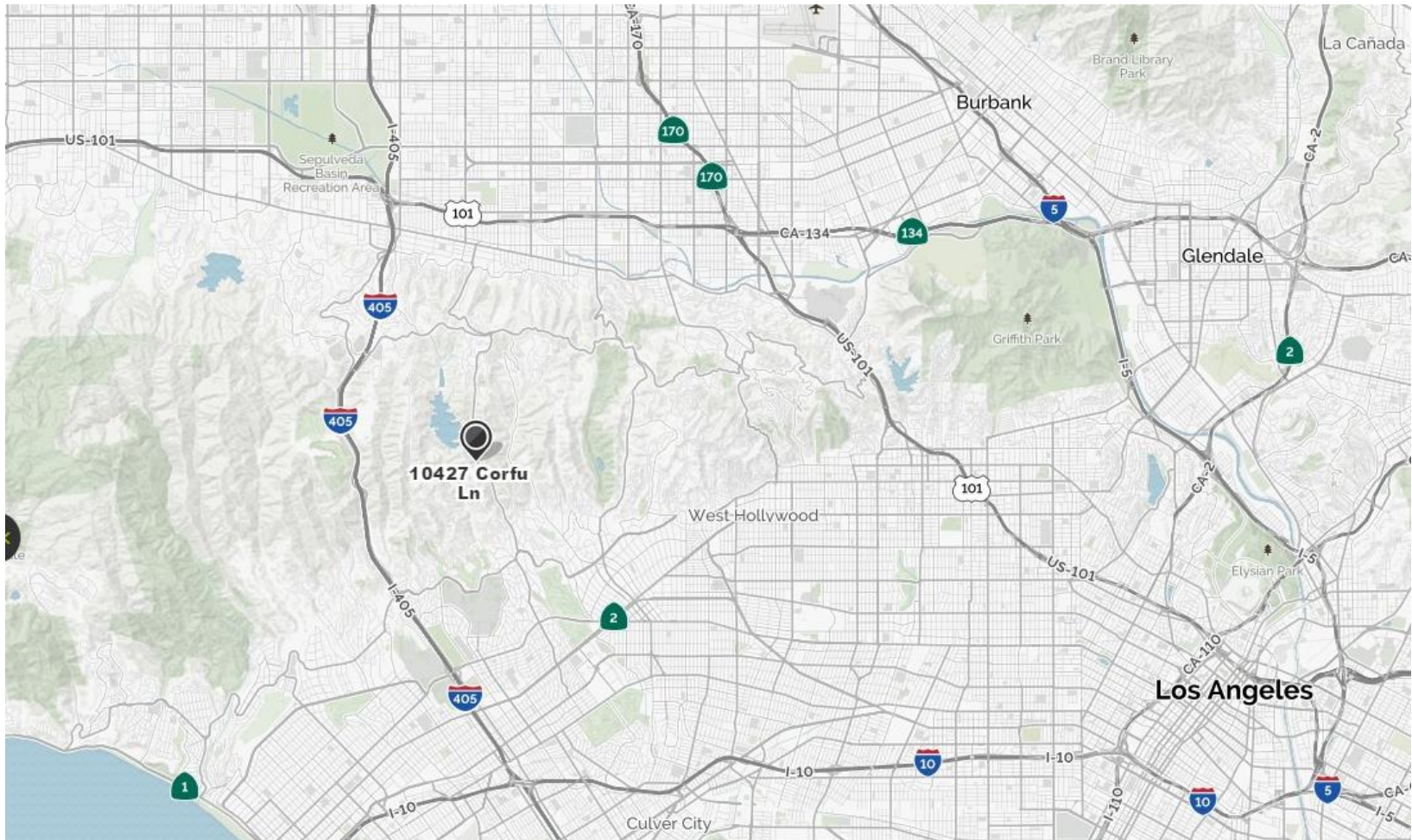
**Increasingly high home values and lack of available vacant land has constrained new ground up construction within this submarket. Older resale homes are averaging \$1,500+ per ft.**

- **List Price: \$1,800,000**

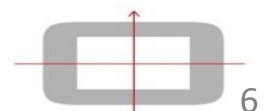


# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



Location



# Lower Bel Air View Estate

10427 Corfu Lane  
 Bel Air, CA 90077

Street Number	Street Name	Sale Price	\$/Ft.	Sq. Ft.	Lot Size	DOM	Yr. Blt.	Date Sold
1894	LINDA FLORA	\$3,800,000	\$1,247	3,048	77,369	166	1958	11/15/2016
1721	STONE CANYON	\$3,999,000	\$1,245	3,213	12,262	62	1961	4/29/2016
966	STONE CANYON	\$5,000,000	\$1,247	4,011	19,658	27	1935	4/1/2016
1117	ANGELO	\$5,500,000	\$1,484	3,706	34,963	17	1951	5/5/2016
10909	SAVONA	\$5,954,761	\$1,121	5,311	15,693	84	1970	2/18/2016
10899	CHALON	\$6,475,000	\$2,059	3,145	38,560	41	1959	9/20/2016
810	SARBONNE	\$6,500,000	\$1,619	4,014	23,755	36	1976	4/18/2016
701	NIMES	\$7,800,000	\$2,269	3,438	38,894	97	1931	3/13/2017
1111	STRADELLA	\$7,810,000	\$1,116	7,000	83,855	213	2008	5/20/2016
779	STRADELLA	\$8,500,000	\$2,269	3,746	54,991	76	1956	3/31/2016
1244	BEL AIR	\$9,100,000	\$2,993	3,040	16,888	36	1959	2/1/2016

**ALL SALES ARE OLD RESALE HOMES** → **AVERAGE SALE \$/FT. = \$1,511**

Resale SFR Sale Comparable



# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077

Street Number	Street Name	Sale Price	\$/Ft.	Sq. Ft.	Lot Size	DOM	Yr. Blt.
10486	SANDALL	\$4,695,000	\$1,656	2,835	9,502	18	1958
1160	BROOKLAWN	\$4,900,000	\$1,452	3,374	12,058	152	1960
10416	SUNSET	\$5,260,000	\$1,431	3,676	22,947	1	1947
10542	VESTONE	\$7,900,000	\$1,549	5,100	123,227	215	1945
1552	BEL AIR	\$9,950,000	\$1,736	5,733	11,846	6	1947
1365	SHADYBROOK	\$10,995,000	\$1,485	7,402	18,613	13	2010
145	MAPLETON	\$11,995,000	\$2,012	5,962	36,844	50	1953
1280	ANGELO	\$13,500,000	\$1,738	7,767	18,823	48	2014
1317	DELRESTO	\$16,900,000	\$1,746	9,680	47,935	26	2017
425	PARKWOOD	\$17,500,000	\$2,537	6,898	39,838	106	1935
323	MAPLETON	\$19,995,000	\$2,398	8,337	52,513	75	1949

**AVERAGE ASKING \$/Ft. = \$1,795** → **AVERAGE LISTING PRICE IN BEL AIR = \$10,344,251**

Active SFR Sale Comparable





# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



**Sale Price: \$17,990,000**  
**Sale Date: 7/22/2016**

**Subject Property**



# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



### **Active Land Sale Comparable #1**

1037 Stradella Road Bel Air, CA 90077  
Lot Size: 24,424 Sq. Ft.  
Description: Fully approved plans for a 7,235 Sq. Ft. 5 Bed / 6 Bath SFR  
Projected Built Value: \$12,500,000  
**List Price: \$3,685,000**

Property is listed with Andrea Alberts at Southeby's International



### **Active Land Sale Comparable #2**

9875 Rimmele Drive Beverly Hills, CA 90210  
Lot Size: 65,340 Sq. Ft.  
Description: Fully approved plans for a 17,000 Sq. Ft. SFR  
Projected Built Value: N/A  
**List Price: \$4,800,000**

Property is listed with Leo Goldschwartz at McMonigle Group



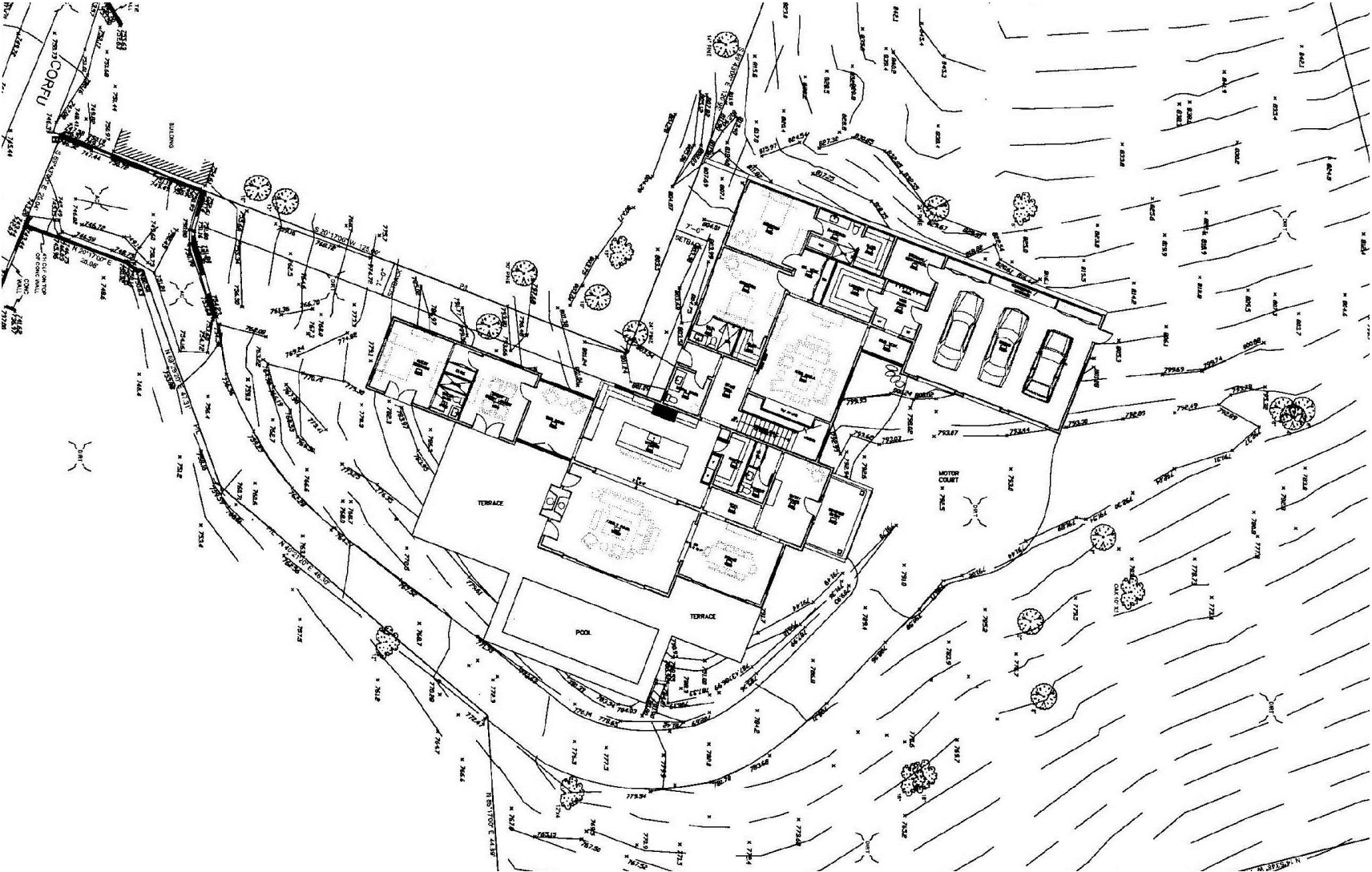
### **Active Land Sale Comparable #3**

982 Stone Canyon Bel Air, CA 90077  
Lot Size: 19,129 Sq. Ft.  
Description: Vacant, flat corner lot. Approved plans for a 7 Bed / 11 Bath SFR  
Projected Built Value: \$25,000,000  
**List Price: \$12,500,000**

Property is listed with Marcy Roth at Berkshire Hathaway

# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



Subject Property – Site Plan

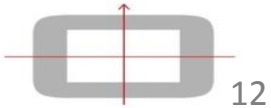


# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077

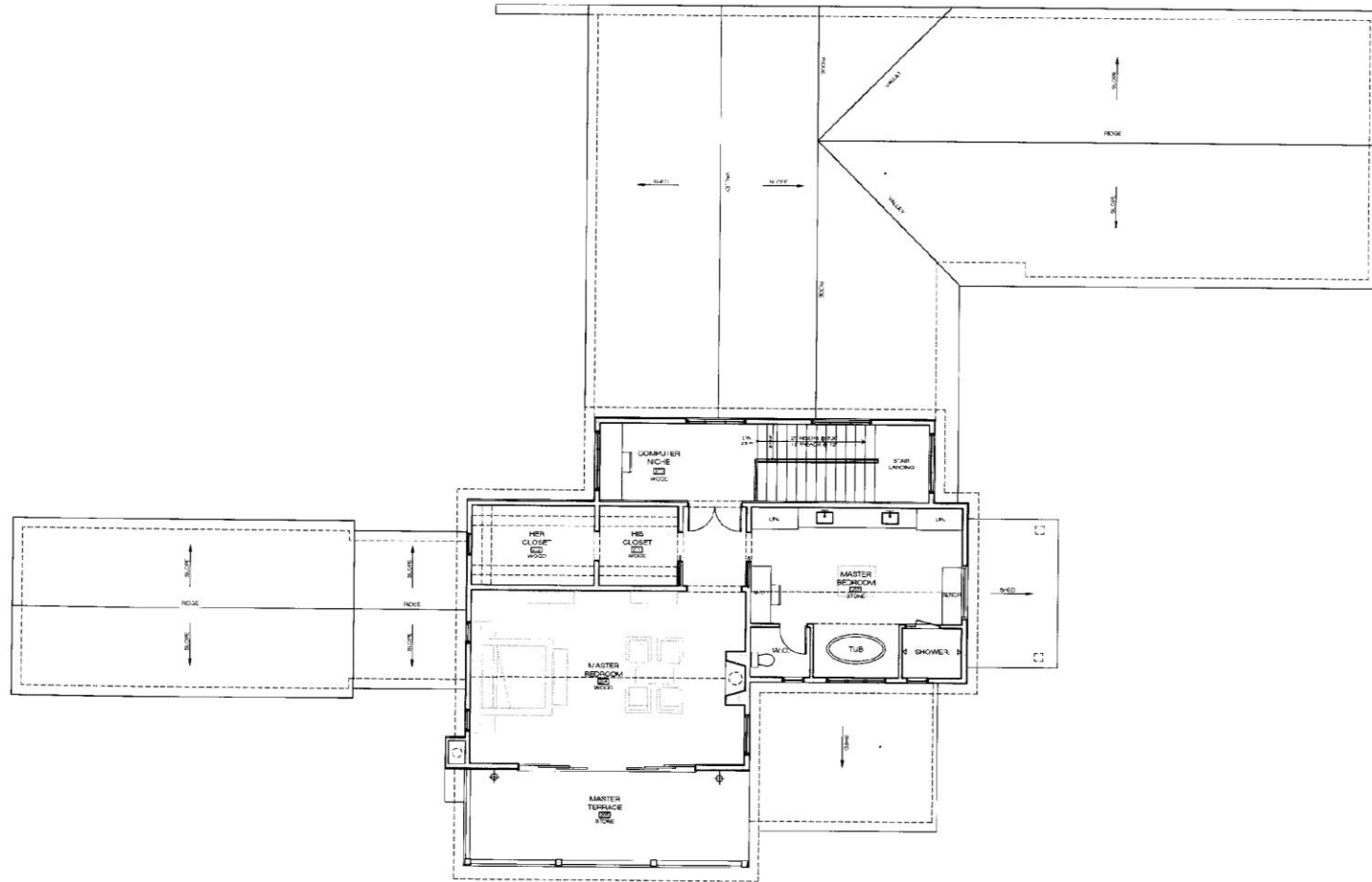


Subject Property – 1<sup>st</sup> Floor Plan

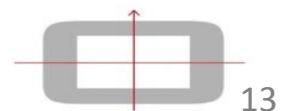


# Lower Bel Air View Estate

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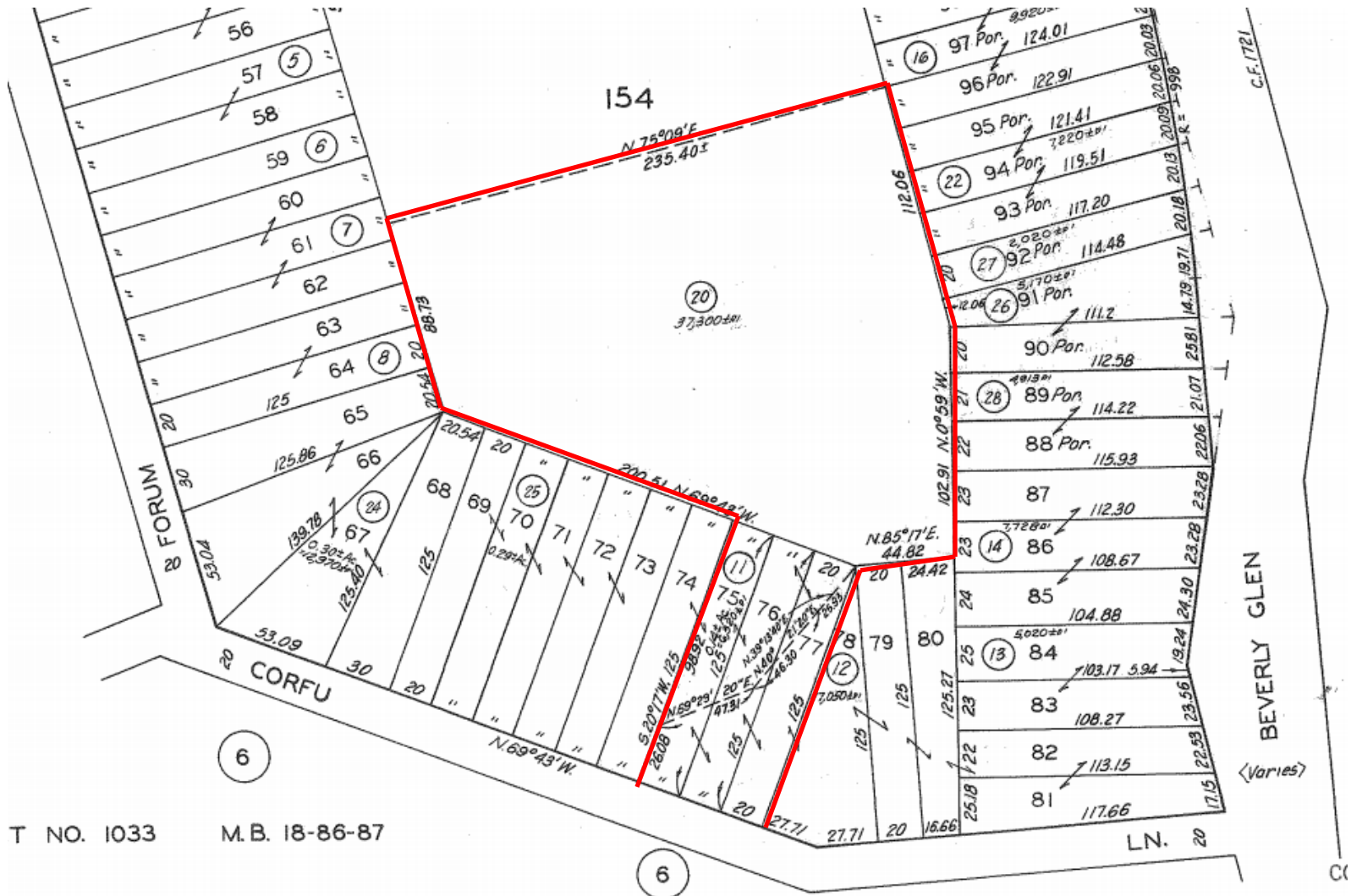


Subject Property – 2<sup>nd</sup> Floor Plan



# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077

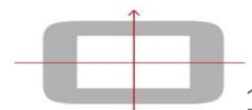


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# Lower Bel Air View Estate

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Bel Air, CA 90077

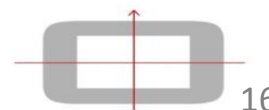


# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



Aerial View #1



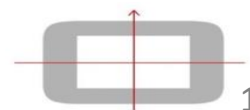


# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



Aerial View #2



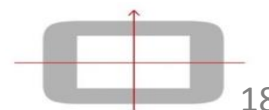
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# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



Aerial View #3



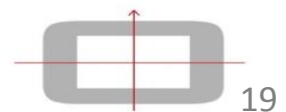
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# Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077



Aerial View #4



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## Lower Bel Air View Estate

10427 Corfu Lane  
Bel Air, CA 90077

**Evanisko Realty & Investment, Inc.** has been retained on an exclusive basis by the owner to handle the marketing and disposition of this land asset.

**Title:** Seller's choice

**Escrow:** Seller's choice

**SUBMIT ALL PROPOSALS/INQUIRIES TO:**  
David Melaugh | Melaugh@evaniskorealty.com

**For additional information/guidance on this and other development opportunities contact: Evanisko Realty & Investment, Inc. (818) 985-9700.**

**List Price: \$1,800,000**

**ALL PROPOSALS WILL BE REVIEWED BY LANDOWNER AND BROKER AS RECEIVED**