



623 W. 58TH ST. LOS ANGELES 90037

**FOR SALE - 4 UNITS**

**\$575,000**



**GLOBAL**  
**PLATINUM**  
PROPERTIES



# Quadruplex in Los Angeles

## CONTENTS

01 Executive Summary	
Investment Summary	3
Unit Mix Summary	4
Location Summary	5
02 Property Description	
Property Features	6
Aerial Map	7
03 Rent Roll	
Rent Roll	8
04 Financial Analysis	
Income & Expense Analysis	9
05 Demographics	
Demographics	10
Demographic Charts	12



*Exclusively Marketed by:*



**Armin Soleimani**

Realtor  
Lic: 01846872  
3106662246  
arminsoleimani@gmail.com



4311 S. Wilshire Blvd., #506  
Los Angeles, CA 90010

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	67,055	516,662	1,266,783
2019 Median HH Income	\$33,927	\$35,507	\$37,680
2019 Average HH Income	\$46,102	\$49,323	\$55,366

## OFFERING SUMMARY

ADDRESS	623 W. 58th St. Los Angeles CA 90037
COUNTY	Los Angeles
MARKET	Los Angeles Metro
SUBMARKET	Downtown
BUILDING SF	2,400 SF
LAND SF	4,475
NUMBER OF UNITS	4
YEAR BUILT	1922
APN	5001018022
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$575,000
PRICE PSF	\$239.58
PRICE PER UNIT	\$143,750
OCCUPANCY	100.00 %
NOI (CURRENT)	\$25,654
NOI (Pro Forma)	\$68,314
CAP RATE (CURRENT)	4.46 %
CAP RATE (Pro Forma)	11.88 %
GRM (CURRENT)	15.37
GRM (Pro Forma)	7.18

**Global Platinum Properties is proud to present this income-property investment. The said property consists of a 2,400 SF, the 4-Unit residential dwelling that sits on a 4,478 SF, R-2, TOC (Tier 2) lot. All 4 units are individually metered for gas and power.(\*\*1 Unit VACANT\*\*). There is a detached garage with 4X 1-car garages. The said property is in the heart of the thriving Slauson-Vermont neighborhood in the HOT 90037 zip code.**



## PROPERTY FEATURES

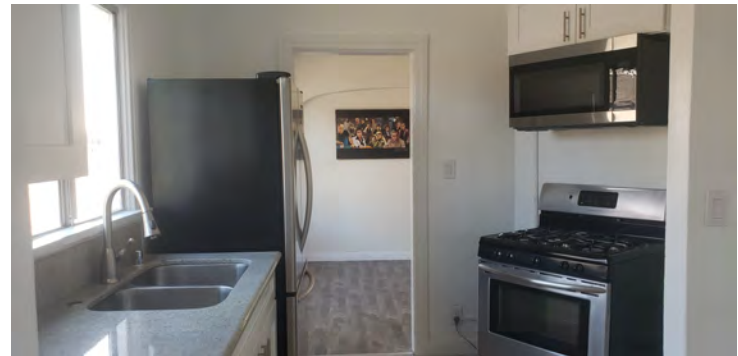
NUMBER OF UNITS	4
BUILDING SF	2,400
LAND SF	4,475
YEAR BUILT	1922
# OF PARCELS	1
ZONING TYPE	LAR2
BUILDING CLASS	D45
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
WASHER/DRYER	IN UNIT

## UTILITIES

WATER	OWNER
TRASH	OWNER
GAS	TENANT
ELECTRIC	TENANT
RUBS	OWNER

## CONSTRUCTION

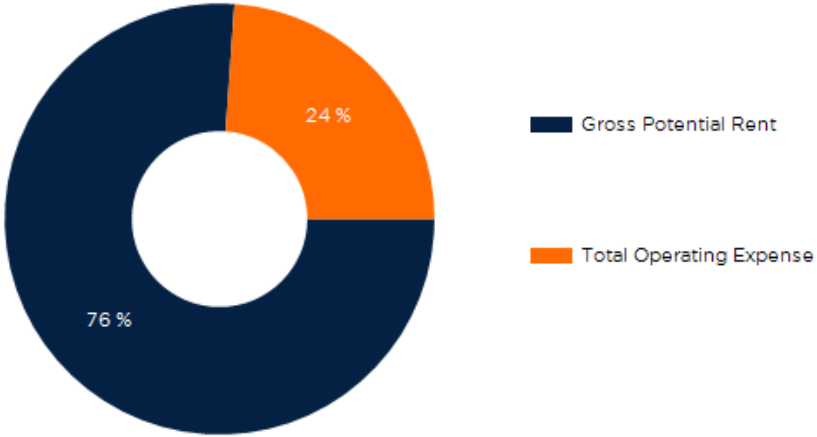
FOUNDATION	RAISED
FRAMING	WOOD
EXTERIOR	STUCCO
PARKING SURFACE	CONCRETE
ROOF	FLAT
STYLE	SPANISH
LANDSCAPING	FRONT YARD



Unit	Unit Mix	Monthly	Market Rent
1	1 bd + 1 ba	\$439	\$1,668
2	1 bd + 1 ba	\$493	\$1,668
3	1 bd + 1 ba	\$517	\$1,668
4	1 bd + 1 ba	\$1,668	\$1,668
Totals/Averages		\$3,117	\$6,672

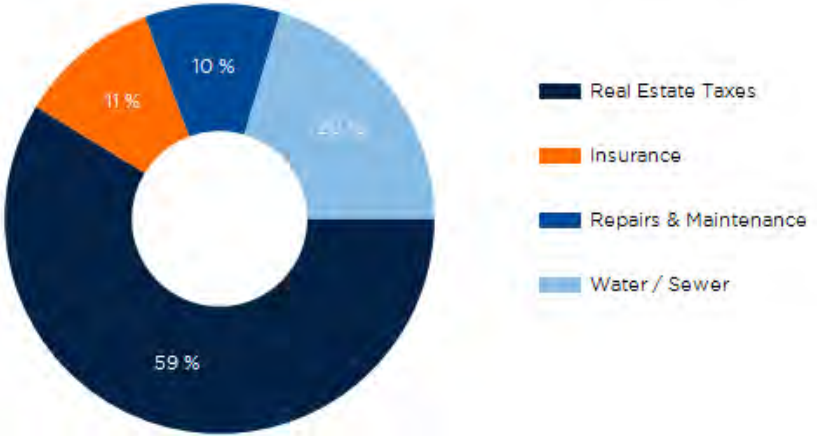
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$37,404	\$80,064
Less: Expenses	\$11,750	\$11,750
Net Operating Income	\$25,654	\$68,314

REVENUE ALLOCATION



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$1,725	\$6,900	\$1,725	\$6,900
Insurance	\$313	\$1,250	\$313	\$1,250
Repairs & Maintenance	\$300	\$1,200	\$300	\$1,200
Water / Sewer	\$600	\$2,400	\$600	\$2,400
Total Operating Expense	\$2,938	\$11,750	\$2,938	\$11,750
Expense / SF		\$4.89		\$4.89
% of EGI		31.41 %		14.68 %

DISTRIBUTION OF EXPENSES

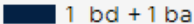


Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	4	0	\$779	\$0.00	\$3,117	\$1,668	\$0	\$6,672
Totals/Averages	4	0	\$779	\$0.00	\$3,117	\$1,668	\$0	\$6,672

Unit Mix Summary



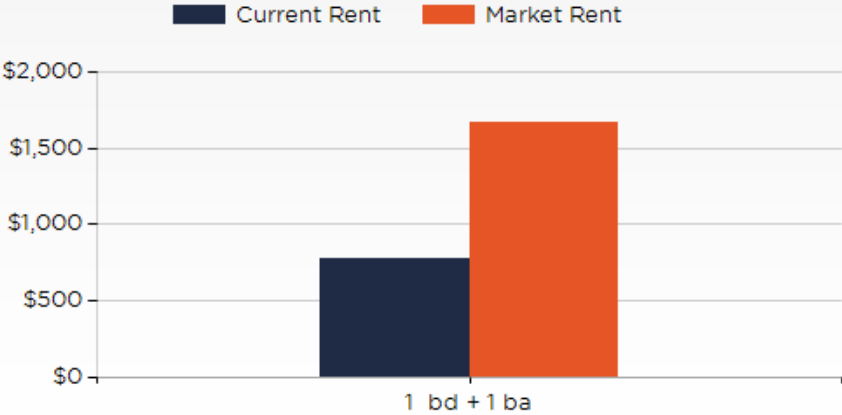
Unit Mix SF



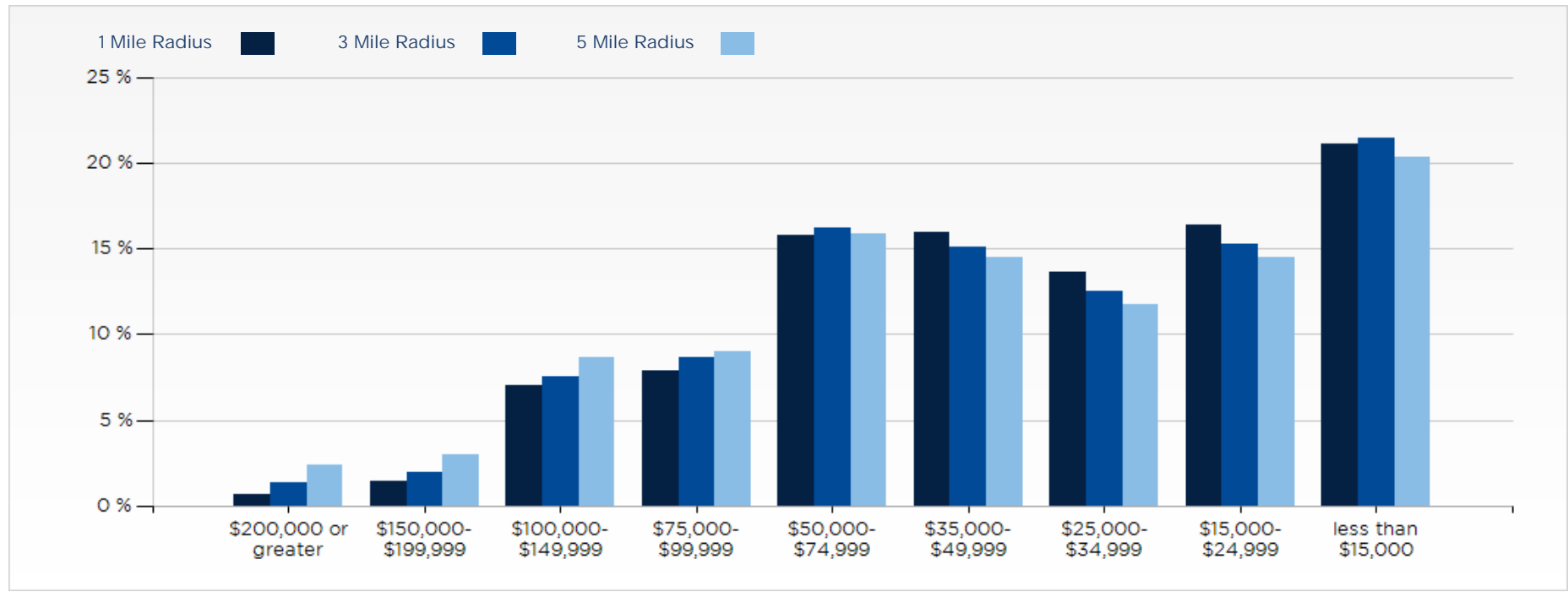
Unit Mix Revenue



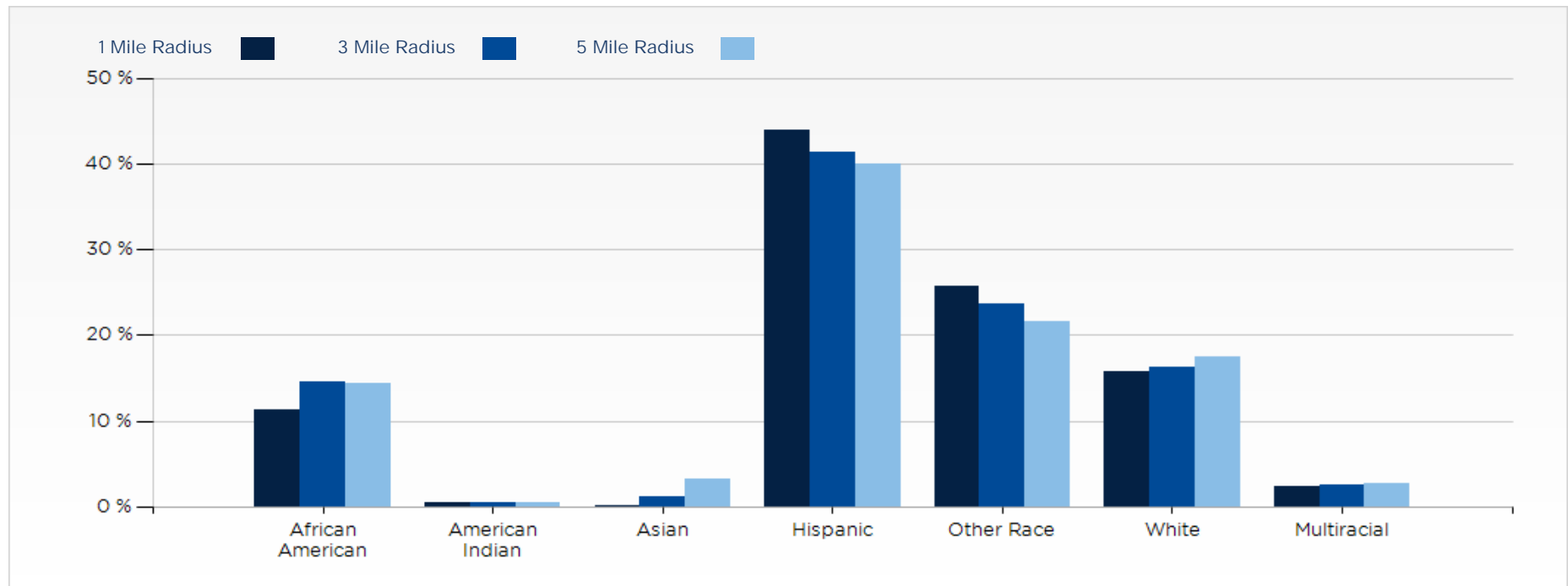
Actual vs. Market Revenue



2019 Household Income

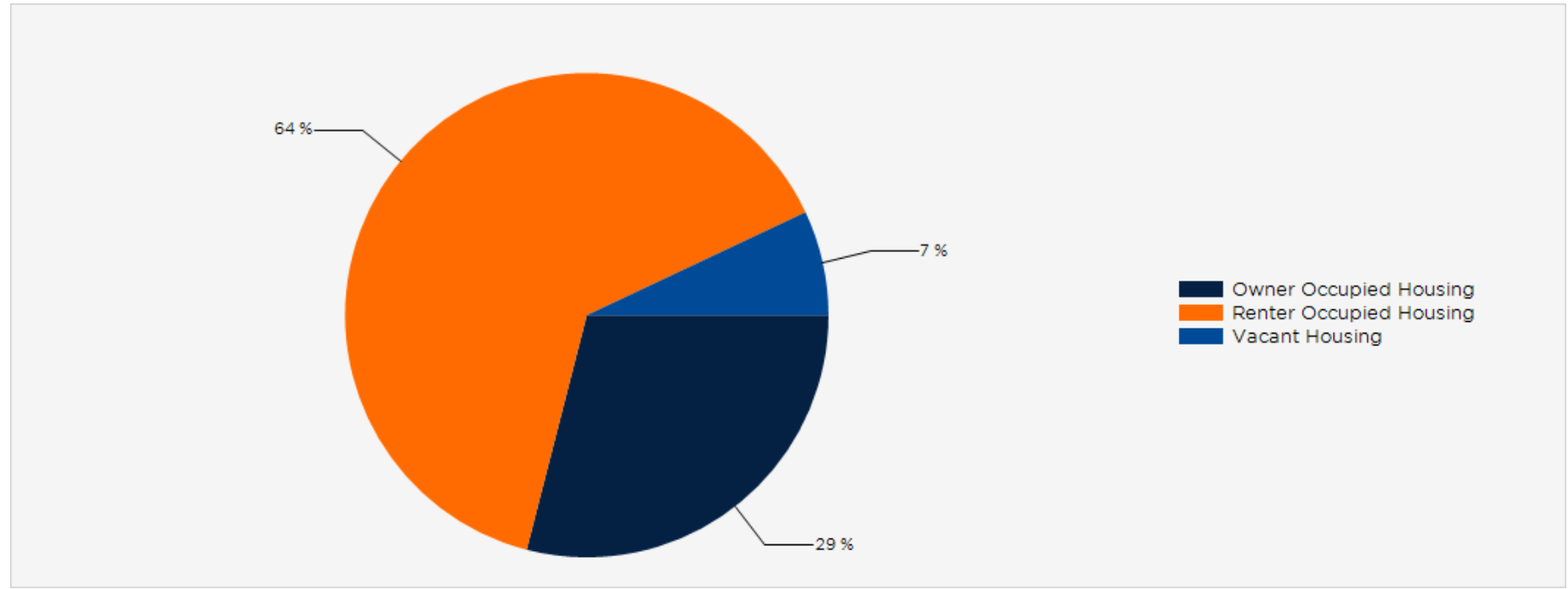


2019 Population by Race

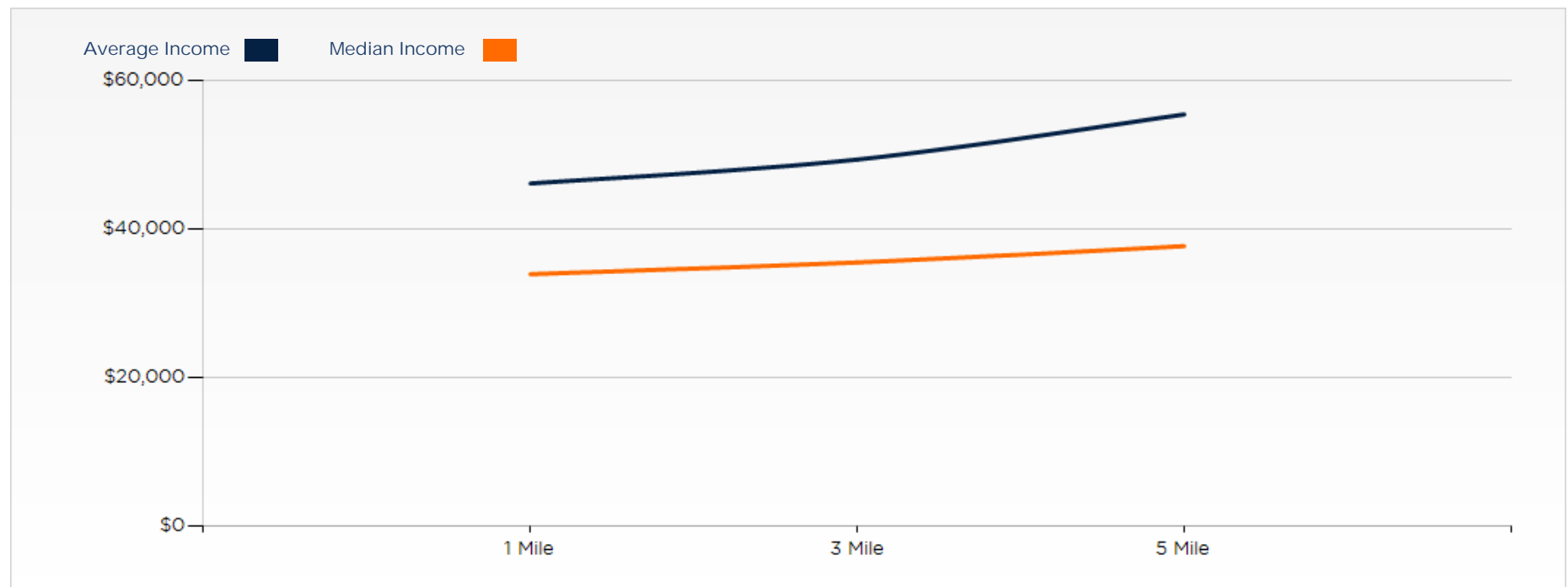




2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	59,049	467,129	1,159,560
2010 Population	63,751	494,013	1,199,678
2019 Population	67,055	516,662	1,266,783
2024 Population	68,288	525,206	1,301,690
2019 African American	13,575	127,573	303,227
2019 American Indian	604	4,287	10,933
2019 Asian	256	10,595	70,246
2019 Hispanic	52,603	363,799	840,273
2019 Other Race	30,879	207,774	456,220
2019 White	18,817	143,642	368,447
2019 Multiracial	2,899	22,377	56,351
2019-2024: Population: Growth Rate	1.85 %	1.65 %	2.75 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,410	28,509	76,105
\$15,000-\$24,999	2,651	20,307	54,367
\$25,000-\$34,999	2,205	16,630	44,107
\$35,000-\$49,999	2,581	19,991	54,384
\$50,000-\$74,999	2,553	21,509	59,532
\$75,000-\$99,999	1,277	11,501	33,666
\$100,000-\$149,999	1,134	9,969	32,442
\$150,000-\$199,999	240	2,595	11,085
\$200,000 or greater	117	1,779	8,888
Median HH Income	\$33,927	\$35,507	\$37,680
Average HH Income	\$46,102	\$49,323	\$55,366

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	16,852	136,629	361,443
2010 Total Households	15,609	128,865	353,678
2019 Total Households	16,169	132,790	374,576
2024 Total Households	16,370	134,238	387,321
2019 Average Household Size	4.12	3.80	3.31
2000 Owner Occupied Housing	5,215	42,903	99,561
2000 Renter Occupied Housing	9,910	82,255	236,510
2019 Owner Occupied Housing	4,984	41,139	99,808
2019 Renter Occupied Housing	11,185	91,651	274,767
2019 Vacant Housing	1,308	9,417	31,591
2019 Total Housing	17,477	142,207	406,167
2024 Owner Occupied Housing	5,189	42,580	103,650
2024 Renter Occupied Housing	11,181	91,658	283,672
2024 Vacant Housing	1,291	9,368	31,567
2024 Total Housing	17,661	143,606	418,888
2019-2024: Households: Growth Rate	1.25 %	1.10 %	3.35 %

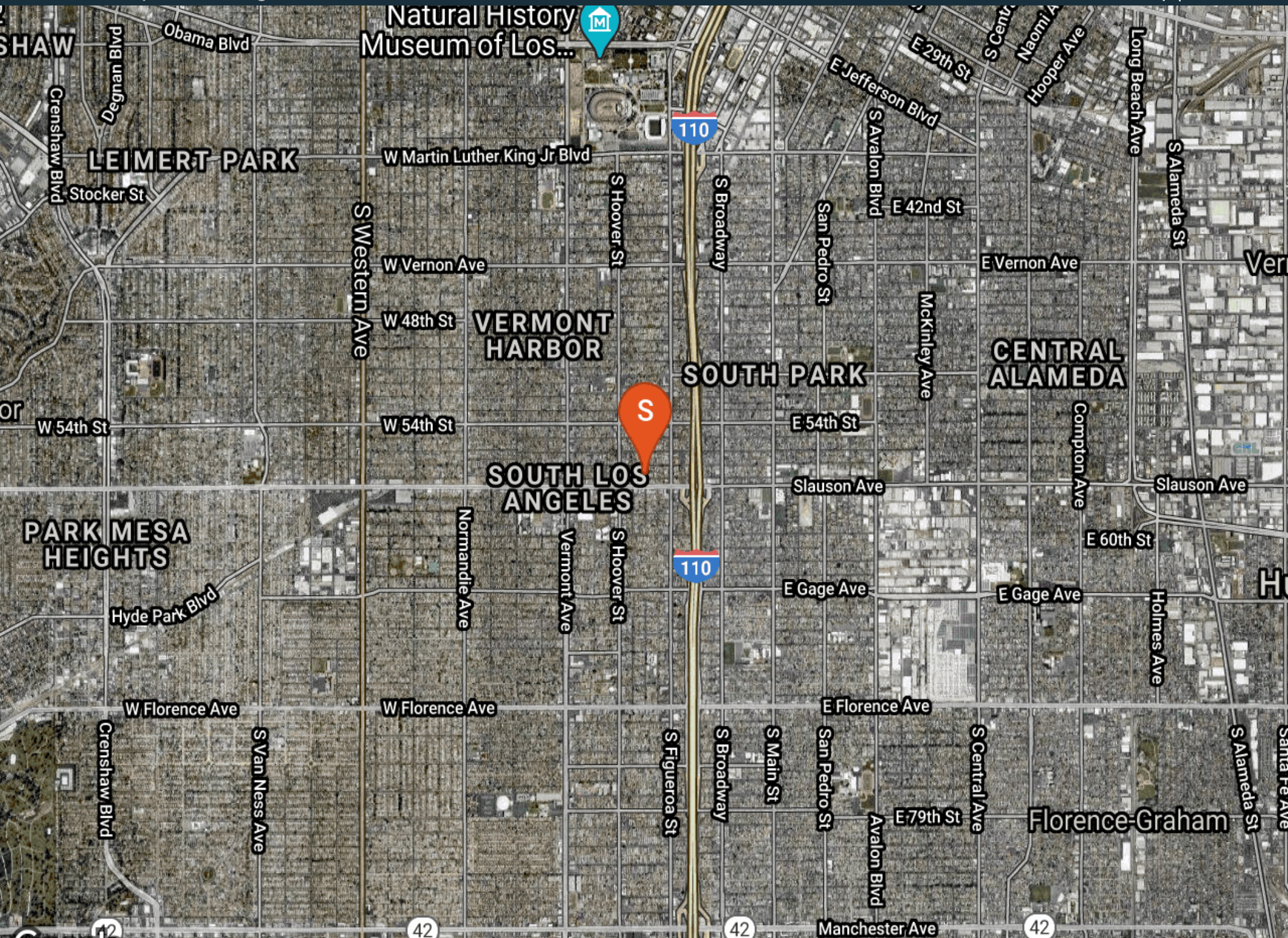
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	5,578	39,877	102,031
2019 Population Age 35-39	4,755	34,404	89,540
2019 Population Age 40-44	4,075	29,660	76,312
2019 Population Age 45-49	3,830	29,031	75,041
2019 Population Age 50-54	3,431	27,068	70,397
2019 Population Age 55-59	3,192	24,917	65,456
2019 Population Age 60-64	2,717	21,075	56,363
2019 Population Age 65-69	1,917	15,981	43,847
2019 Population Age 70-74	1,251	11,015	32,319
2019 Population Age 75-79	787	7,259	21,555
2019 Population Age 80-84	435	4,437	13,651
2019 Population Age 85+	464	4,228	13,492
2019 Population Age 18+	46,696	368,592	931,713
2019 Median Age	29	29	31

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,972	\$38,469	\$41,682
Average Household Income 25-34	\$47,451	\$51,027	\$57,068
Median Household Income 35-44	\$35,786	\$38,167	\$40,921
Average Household Income 35-44	\$49,072	\$53,454	\$60,694
Median Household Income 45-54	\$42,939	\$46,771	\$48,748
Average Household Income 45-54	\$54,897	\$60,451	\$66,496
Median Household Income 55-64	\$36,165	\$37,682	\$39,679
Average Household Income 55-64	\$45,749	\$49,732	\$56,400
Median Household Income 65-74	\$27,305	\$28,805	\$30,254
Average Household Income 65-74	\$36,178	\$40,191	\$46,363
Average Household Income 75+	\$26,628	\$29,892	\$33,062

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	5,744	42,485	110,152
2024 Population Age 35-39	5,091	37,118	95,500
2024 Population Age 40-44	4,635	33,697	87,092
2024 Population Age 45-49	3,907	28,755	74,449
2024 Population Age 50-54	3,667	27,989	72,914
2024 Population Age 55-59	3,249	25,493	66,823
2024 Population Age 60-64	2,897	22,907	60,696
2024 Population Age 65-69	2,384	18,839	50,691
2024 Population Age 70-74	1,610	13,624	38,732
2024 Population Age 75-79	1,055	9,200	27,605
2024 Population Age 80-84	583	5,354	16,733
2024 Population Age 85+	513	4,591	14,877
2024 Population Age 18+	48,272	379,943	971,610
2024 Median Age	31	31	33

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,009	\$45,785	\$50,903
Average Household Income 25-34	\$55,018	\$59,416	\$68,204
Median Household Income 35-44	\$41,412	\$45,511	\$49,972
Average Household Income 35-44	\$58,533	\$64,302	\$73,882
Median Household Income 45-54	\$51,388	\$54,764	\$56,674
Average Household Income 45-54	\$65,313	\$72,474	\$80,276
Median Household Income 55-64	\$41,642	\$44,806	\$48,718
Average Household Income 55-64	\$54,467	\$60,014	\$68,564
Median Household Income 65-74	\$30,560	\$32,809	\$35,472
Average Household Income 65-74	\$42,709	\$47,530	\$55,779
Average Household Income 75+	\$31,771	\$35,695	\$40,328







# Quadruplex in Los Angeles



## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Platinum Properties and it should not be made available to any other person or entity without the written consent of Global Platinum Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Global Platinum Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Global Platinum Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Global Platinum Properties has not verified, and will not verify, any of the information contained herein, nor has Global Platinum Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



**Armin Soleimani**

Realtor  
Lic: 01846872  
3106662246  
arminsoleimani@gmail.com

