

FIXER-JUST BLOCKS FROM DTLA

1040 Beacon Ave. | Los Angeles, CA

75% VACANT 4 UNITS + 3 ADUS



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Westlake just blocks from DTLA

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OFFERING SUMMARY

ADDRESS	1040 Beacon Ave. Los Angeles CA 90015
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Downtown Los Angeles
GLA (3,966 + 2,270 ADUs)	6,236 SF
LAND SF	8,001 SF
LAND ACRES	.18
NUMBER OF UNITS	4 Units + 3 ADUs = 7 Units
YEAR BUILT	1912
APN	5137016014
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,645,000
ADU Construction Cost (200/SF)	\$454,000
Total Price (Purchase + ADUs)	\$2,099,000
PRICE PER UNIT	\$299,857
PRICE PSF	\$336.59
NOI (CURRENT)	\$198,931
NOI (Pro Forma)	\$210,046
CAP RATE (CURRENT)	9.2 %
CAP RATE (Pro Forma)	10%
GRM (CURRENT)	9.2
GRM (Pro Forma)	8.5

*Price/Unit, Price/SF, GRM, CAP Rate have been calculated based on Total Price which includes ADU construction costs for sake of conservatism



Global Platinum Properties is proud to present this once-in-a-lifetime opportunity in Westlake, just blocks from DTLA. The said offering consists of 4 units-Fixer (75% Vacant) and preliminary plans to add 3 ADUs. The said improvements sit on a large 8,001 SF, R-3 Lot with alley access., This is a great value, priced at only 299k/door for mostly vacant with a huge upside to 9.2 % Cap Rate and 9.2 GRM after renovations with 10% Cap Rate and 8.5 GRM on the proforma. Individually metered for Gas & Electricity (Electrical updated in 2005). Excellent location minutes from Koreatown, DTLA, Crypto.com Arena, and LA Live.

- **Excellent location minutes from Koreatown, DTLA, Crypto.com Arena, and LA Live.**
- **Value add opportunity with a huge upside to 9.2 % Cap Rate and 9.2 GRM after renovations with 10% Cap Rate and 8.5 GRM on the proforma**
- **Excellent location minutes from Koreatown, DTLA, Crypto.com Arena, and LA Live.**
- **Potential to create 1 Attached Studio ADU in the basement plus 2 detached 2-stories 1,005 SF 4 Bed 2 Bath ADUs in the back.**
- **Large 8,001 SF Lot with alley access.**
- **Individually metered for Gas & Electricity**

PROPERTY FEATURES

NUMBER OF UNITS	4 Units + 3 ADUs = 7 Units
GLA (3,966 + 2,270 ADUs)	6,236
LAND SF	8,001
LAND ACRES	.18
YEAR BUILT	1912
# OF PARCELS	1
ZONING TYPE	R3
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

UTILITIES

WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant
RUBS	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Siding
PARKING SURFACE	Cement
ROOF	Shingles
STYLE	Craftsman
LANDSCAPING	Front Yard



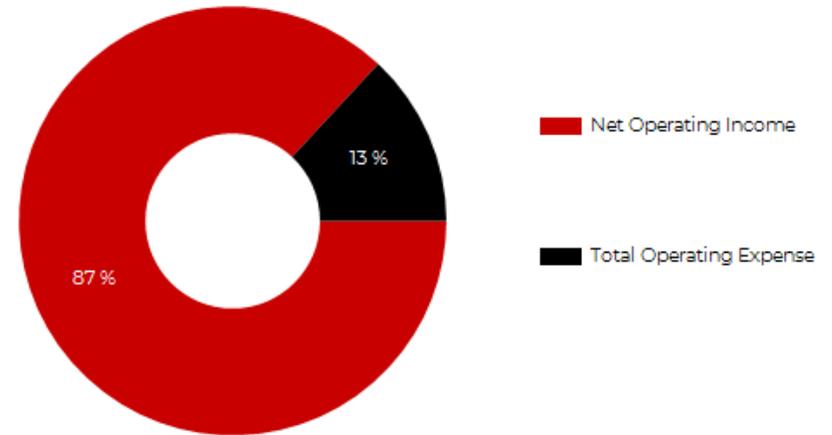
Unit	Unit Mix	Current Rent	Future Unit Mix	Market Rent	Notes
1034	1 bd + 1 ba	\$2,495	2 bd + 1 ba	\$2,495	*Vacant* Can be converted into a 2 bedroom/1 bathroom unit. (see plans)
1036	1 bd + 1 ba	\$2,995	3 bd + 2 ba	\$2,995	*Vacant* Can be converted into a 3 bedroom/2 bathroom unit. (see plans)
1038	1 bd + 1 ba	\$2,995	3 bd + 2 ba	\$2,995	*Vacant* Can be converted into a 3 bedroom/2 bathroom unit. (see plans)
1040	1 bd + 1 ba	\$945	2 bd + 1 ba	\$2,495	Can be converted into a 2 bedroom/1 bathroom unit. (see plans)
ADU #1	Studio + 1 ba	\$1,650	Studio + 1 ba	\$1,650	Plans to build an attached ADU in basement.
ADU #2	4 bd + 2 ba	\$3,995	4 bd + 2 ba	\$3,995	Plans to build a detached 2-Story ADU in the rear.
ADU #3	4 bd + 2 ba	\$3,995	4 bd + 2 ba	\$3,995	Plans to build a detached 2-Story ADU in the rear.
Totals/Averages		\$19,070		\$20,620	



INCOME	CURRENT		PRO FORMA
Less: General Vacancy*	\$6,865	3.0 %	\$7,423
Effective Gross Income	\$228,840		\$240,017
Less: Expenses	\$29,909		\$29,971
Net Operating Income	\$198,931		\$210,046
Cash Flow	\$198,931		\$210,046

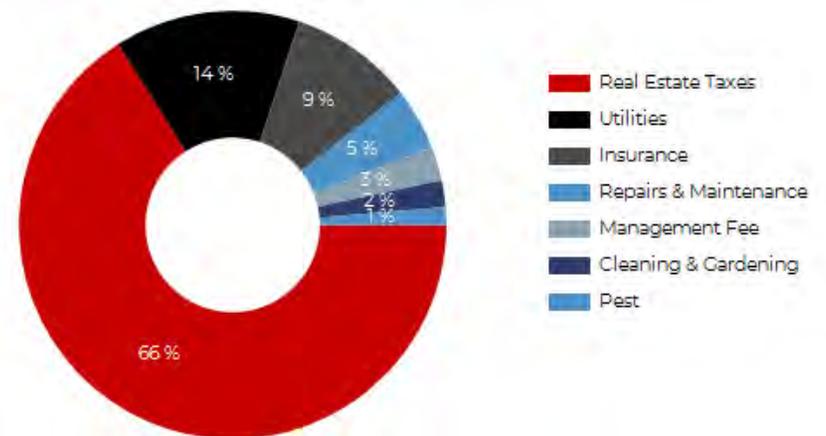
*vacancy amount factored into gross revenue

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$19,740	\$2,820	\$19,740	\$2,820
Insurance	\$2,806	\$401	\$2,806	\$401
Management Fee	\$763	\$109	\$825	\$118
Repairs & Maintenance	\$1,400	\$200	\$1,400	\$200
Cleaning & Gardening	\$600	\$86	\$600	\$86
Utilities	\$4,200	\$600	\$4,200	\$600
Pest	\$400	\$57	\$400	\$57
Total Operating Expense	\$29,909	\$4,273	\$29,971	\$4,282
Expense / SF	\$4.79		\$4.80	
% of EGI	13.06 %		14.17 %	

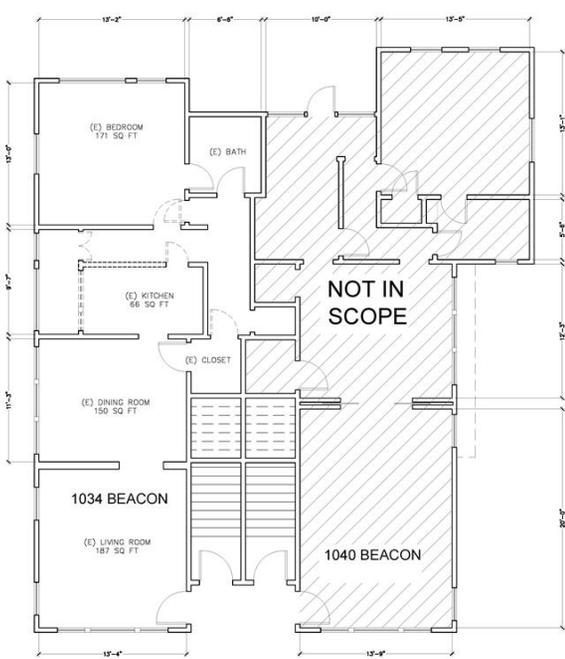
DISTRIBUTION OF EXPENSES CURRENT



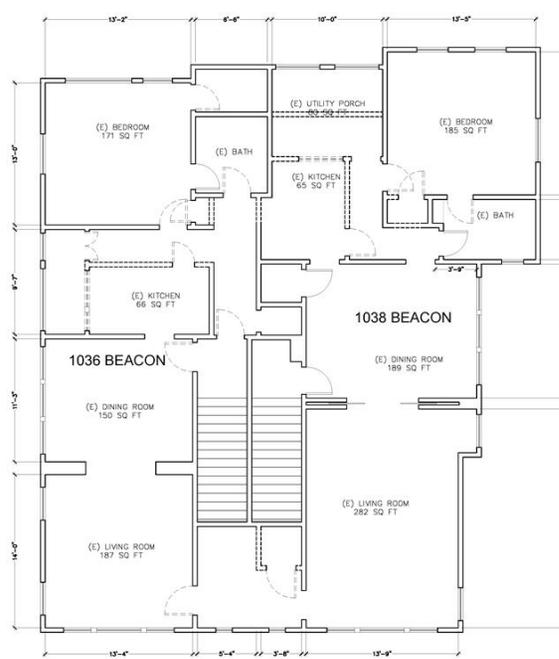




REMODEL & ADU PLANS

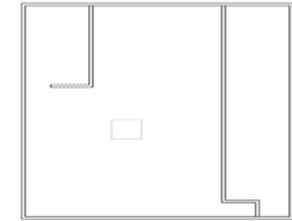


DEMO FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

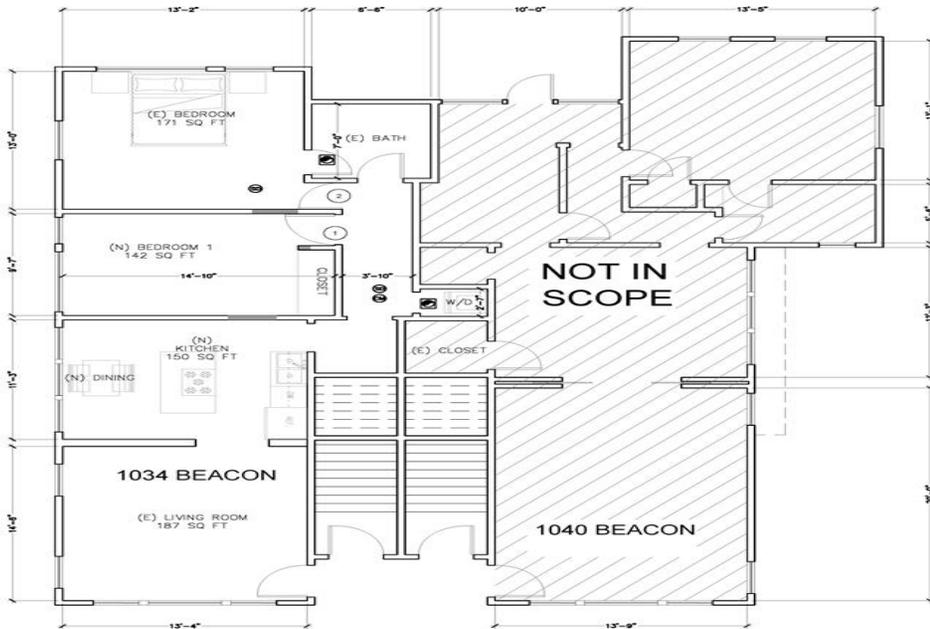


DEMO SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

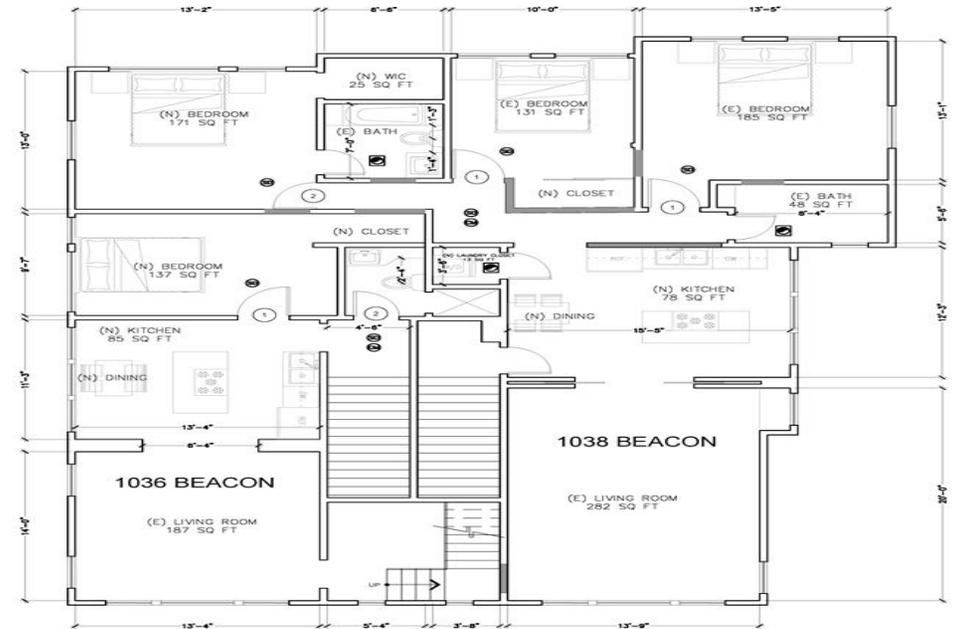
EXISTING TO BE CONVERTED TO TWO BEDROOMS AND BATH



PROPOSED ATTIC PLAN



PROPOSED FIRST FLOOR PLAN



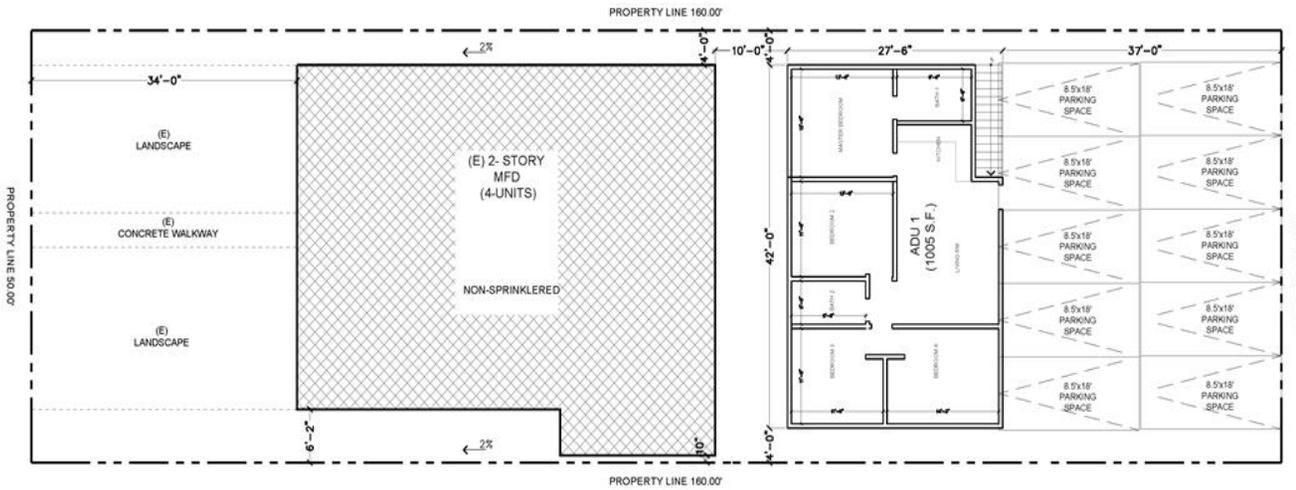
PROPOSED SECOND FLOOR PLAN

Remodel Plans

1040 BEACON AVE

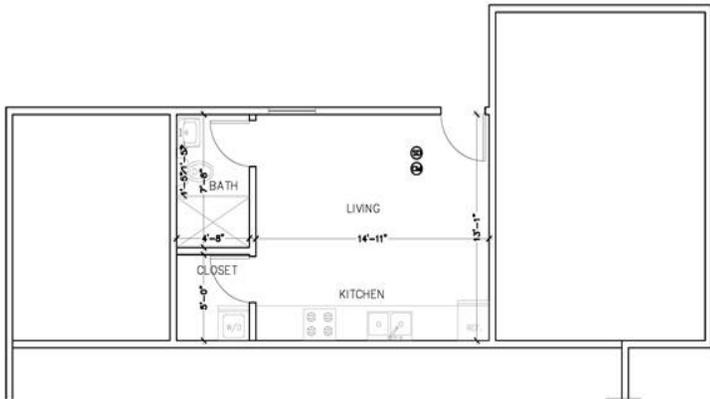
1040 BEACON AVE. LOS ANGELES, CA 91384

BEACON AVE



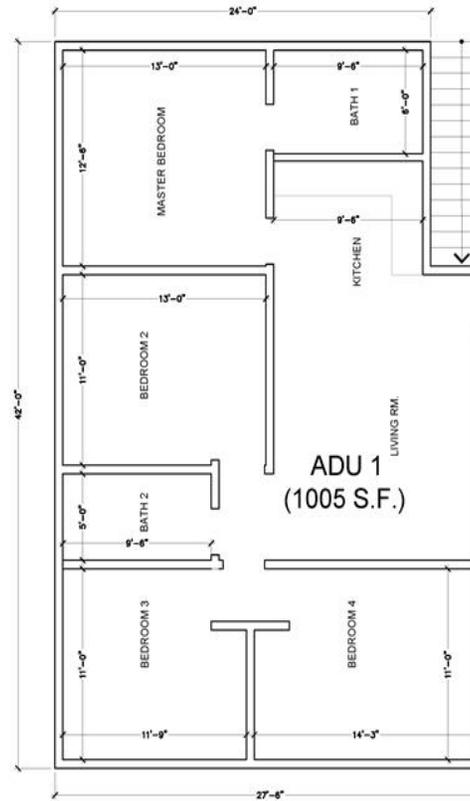
SITE PLAN

SCALE: 1/8"=1'-0"



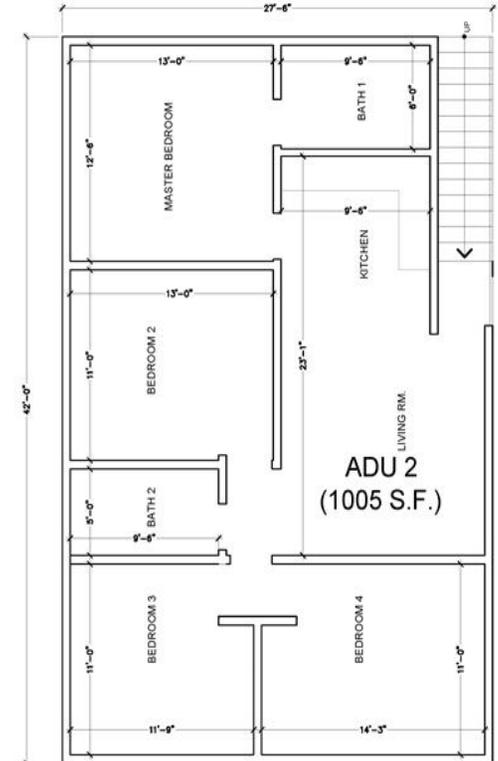
ATTACHED ADU FLOOR PLAN (IN BASEMENT)

SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN ADU

SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN ADU

SCALE: 1/4"=1'-0"

ADU Plans

DETACHED ADU FLOOR PLAN

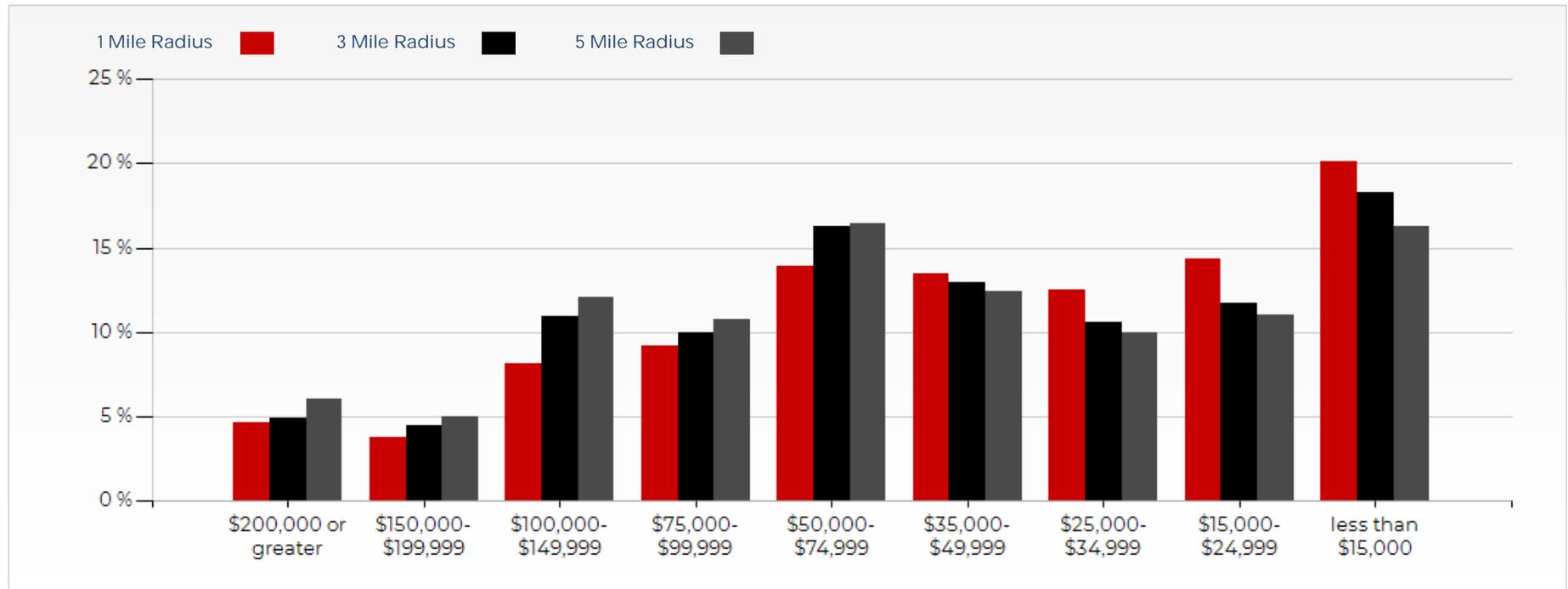
SCALE: 1/4"=1'-0"

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	97,654	590,363	1,249,023
2010 Population	100,500	585,405	1,246,678
2021 Population	113,065	629,972	1,314,415
2026 Population	122,005	665,929	1,362,289
2021 African American	5,297	53,753	152,762
2021 American Indian	1,542	6,126	11,649
2021 Asian	17,452	141,530	200,542
2021 Hispanic	81,930	369,759	781,713
2021 Other Race	45,726	197,491	410,749
2021 White	36,892	200,435	475,446
2021 Multiracial	6,017	29,923	62,016
2021-2026: Population: Growth Rate	7.65 %	5.60 %	3.60 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8,340	40,470	73,235
\$15,000-\$24,999	5,927	26,011	49,813
\$25,000-\$34,999	5,183	23,486	44,792
\$35,000-\$49,999	5,566	28,688	55,984
\$50,000-\$74,999	5,748	36,041	74,072
\$75,000-\$99,999	3,803	22,184	48,478
\$100,000-\$149,999	3,383	24,219	54,484
\$150,000-\$199,999	1,562	9,883	22,445
\$200,000 or greater	1,911	10,751	27,234
Median HH Income	\$37,620	\$44,980	\$50,329
Average HH Income	\$62,390	\$67,740	\$74,830

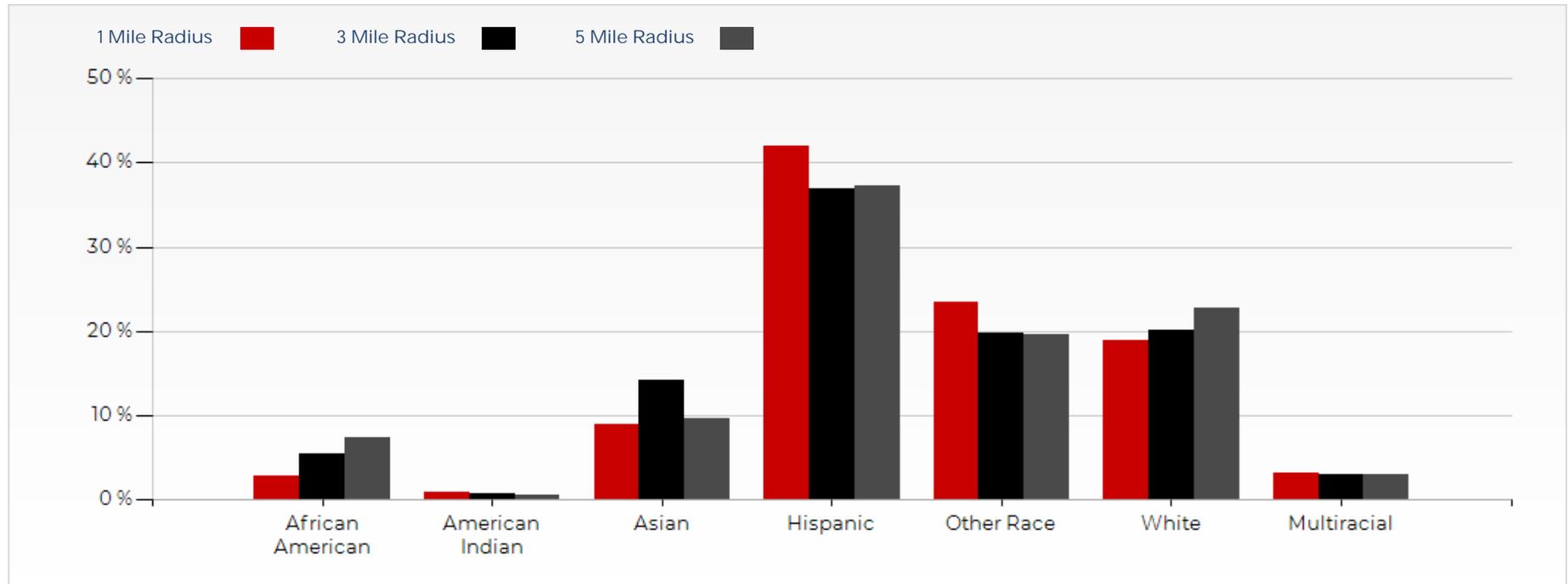
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	32,232	197,505	427,993
2010 Total Households	34,738	199,994	420,859
2021 Total Households	41,424	221,735	450,538
2026 Total Households	45,787	237,988	471,581
2021 Average Household Size	2.67	2.69	2.82
2000 Owner Occupied Housing	1,290	22,937	83,857
2000 Renter Occupied Housing	28,828	163,019	319,036
2021 Owner Occupied Housing	2,794	26,834	86,903
2021 Renter Occupied Housing	38,630	194,901	363,635
2021 Vacant Housing	5,462	23,927	43,495
2021 Total Housing	46,886	245,662	494,033
2026 Owner Occupied Housing	2,808	27,280	88,095
2026 Renter Occupied Housing	42,979	210,708	383,486
2026 Vacant Housing	5,382	23,942	44,385
2026 Total Housing	51,169	261,930	515,966
2021-2026: Households: Growth Rate	10.10 %	7.10 %	4.60 %



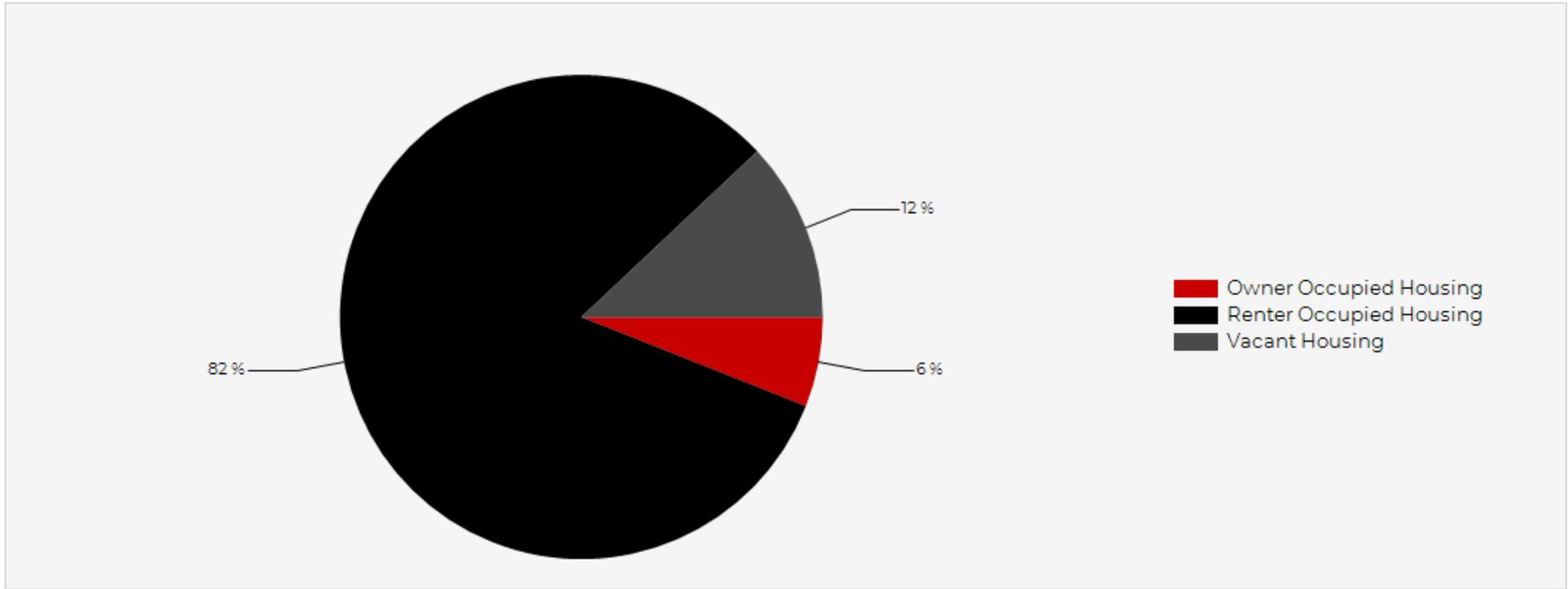
2021 Household Income



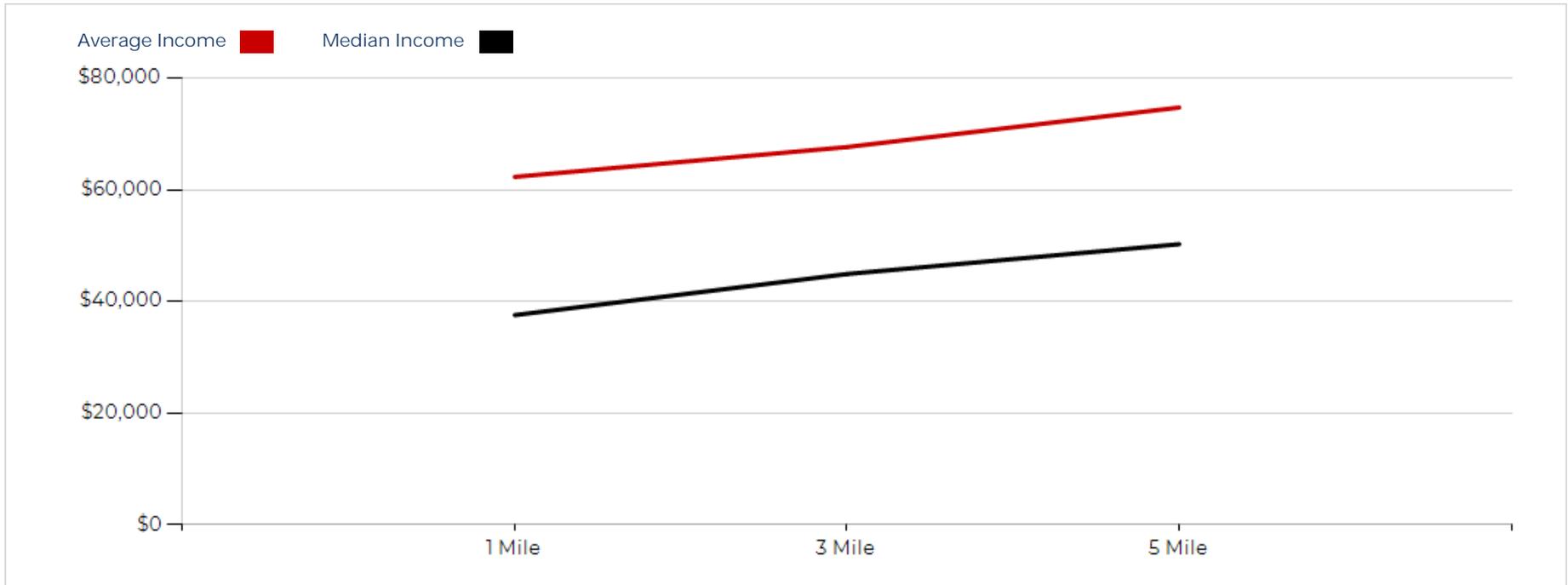
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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