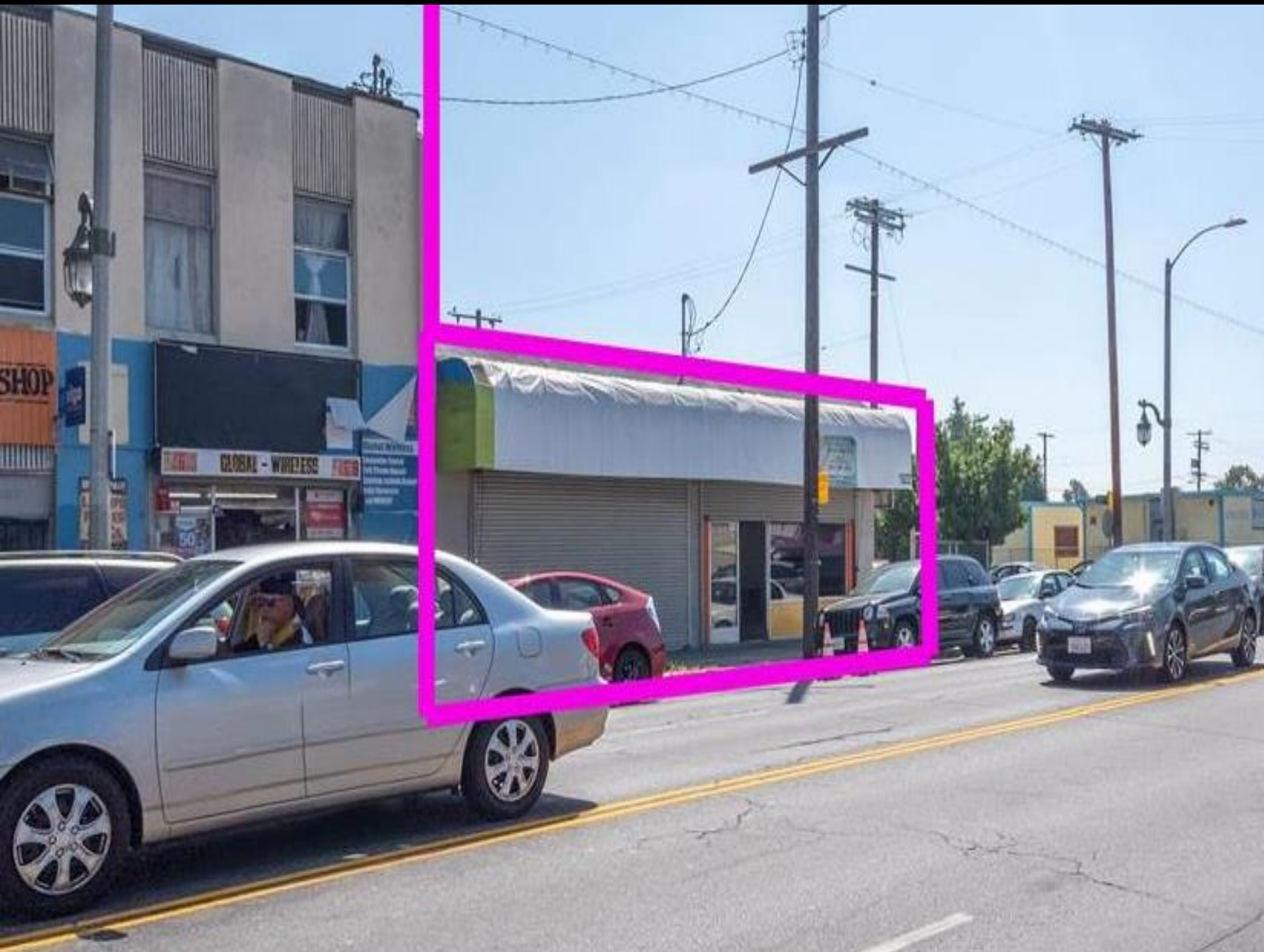


Storefront retail in the heart of Los Angeles.



Offering Memorandum | STOREFRONT RETAIL IN THE HEART OF LOS ANGELES.

4620-4622 South Central Ave.
Los Angeles, CA 90011



Storefront retail in the heart of Los Ang

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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.

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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 of 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.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT GLOBAL PLATINUM PROPERTIES FOR MORE DETAILS.

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01

Executive Summary

Offering Summary

Location Summary

OFFERING SUMMARY

ADDRESS	4620-4622 South Central Ave. Los Angeles CA 90011
COUNTY	Los Angeles
MARKET	Los Angeles Metro South
GLA (SF)	1,760
LAND SF	4,002 SF
YEAR BUILT	1922
YEAR RENOVATED	2001
APN	5107009029
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$699,000
PRICE PSF	\$397.16
OCCUPANCY	97.00 %
NOI (CURRENT)	\$15,048
CAP RATE (CURRENT)	2.15 %
CAP RATE (PRO FORMA)	3.15 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	75,746	447,107	1,359,622
2017 Median HH Income	\$32,847	\$31,739	\$35,045
2017 Average HH Income	\$45,798	\$46,722	\$50,066

- Excellent car and foot traffic counts.
- 2 lots, never offered together!
- 40 feet of frontage along Central Ave.



Global Platinum Properties is proud to present this 2 unit, strip retail center. The units have been converted into 1 large unit. The said property consists of a 1,760 SF building that sits on a 4,002 SF lot [APN: 5107009029]. There are 5 surface parking, accessible from the rear alley. Both units are currently occupied by a Church. The Church has a 3-year lease, set to expire in October 2019. The offering has great exposure, with 40 feet of frontage along Central Ave. The property is visible from the corner of 47th and Central Ave.

The subject shares the ingress/egress with 1117 E. 47th St., Los Angeles, CA 90011. This an SFR which is available for purchase. This SFR consists of 1,288 of improvements [room mix: 3beds/1bath]The said improvements sit on a 3,199 SF, LAC2 lot [APN: 5107009009]. The asking price is \$350,000 and offered "Off-Market". Not on the MLS.

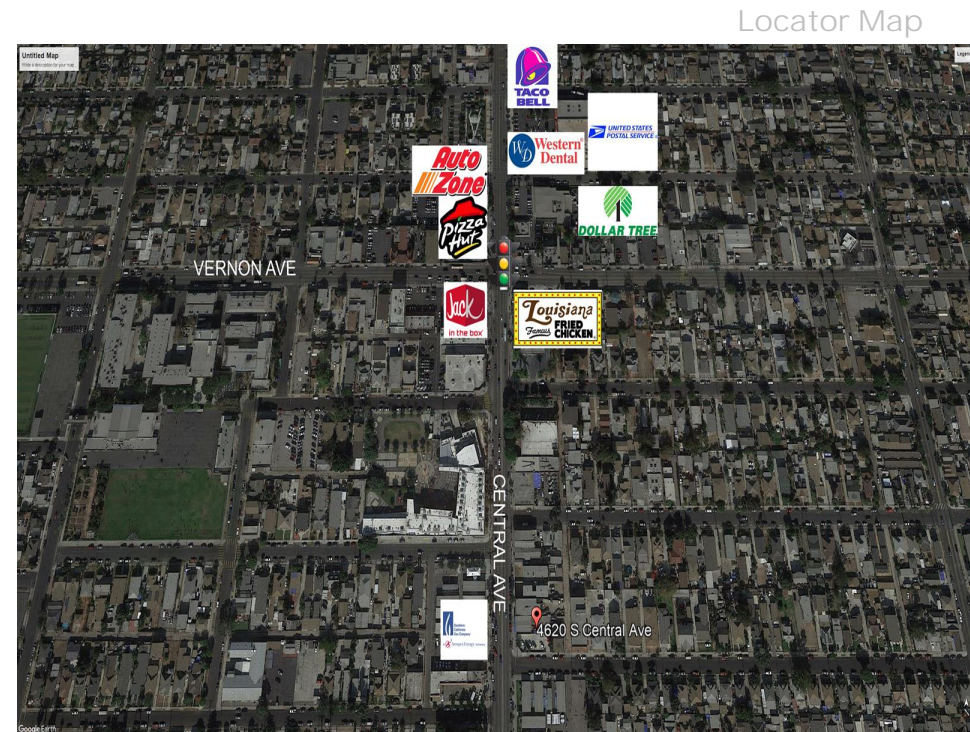
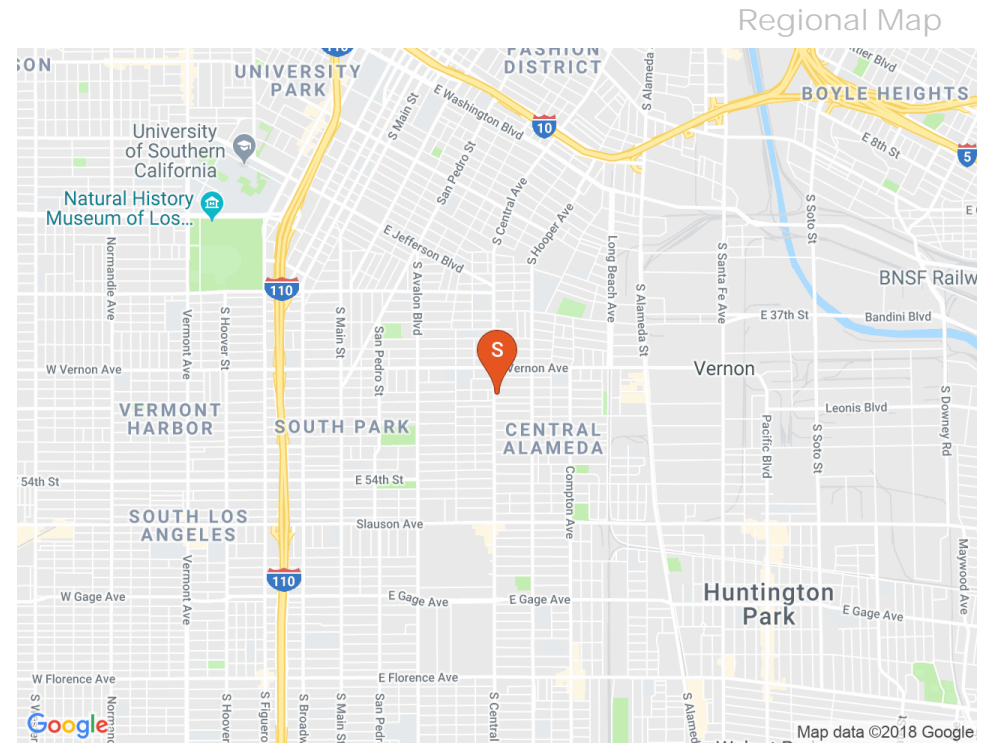
This is the perfect opportunity to marry both lots. Both lots are owned by separate owners. Our team has worked hard to bring these 2 properties together as 1 offering. This a rare case to buy a semi-corner strip center and a lot with potential for additional parking. This might be the only piece missing to bring a National NNN tenant.

There is a great tenant mix in the area. There is also excellent foot and car traffic counts. There's are 3 schools within a few blocks. Both properties are TOC [Tier-2]. This offering is full of potential.

The subject property is located in the heart of the Central Alameda district. This strip of Central is full of History and Opportunity. Just South of the heavy intersection of Vernon and Central and Central Ave Jazz Park. And just North of The Great Joseph Shabanis Power Center on Slauson and Central. National Credit Tenants in the neighborhood include Fat Burger, Waba Grill, McDonald's, Panda Express, CVS, Starbucks, Jack in the Box Autozone, Pizza Hut and more!

This is a Historic strip of South Central. Back in the day, it was known for its Jazz Culture. The Historic Dunbar Hotel [4 blocks North] is being converted into a High-End Eatery (Delicious).

Central Alameda is just South of Downtown LA, Just East of the 110 freeway and West of Vernon. The demographic data is excellent.





02

[Property Description](#)

[Property Features](#)

[Aerial Map](#)

[Parcel Map](#)

[Additional Maps](#)

[Property Images](#)

Site Description

NUMBER OF TENANTS	2
GLA (SF)	1,760
LAND SF	4,002
LAND ACRES	0.09
YEAR BUILT	1922
YEAR RENOVATED	2001
# OF PARCELS	2
ZONING TYPE	LAC2
BUILDING CLASS	D45
TOPOGRAPHY	FLAT
LOCATION CLASS	B+
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	40x80
NUMBER OF PARKING SPACES	5
PARKING RATIO	2/1
STREET FRONTAGE	40 feet
CORNER LOCATION	Partial
TRAFFIC COUNTS	Heavy
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

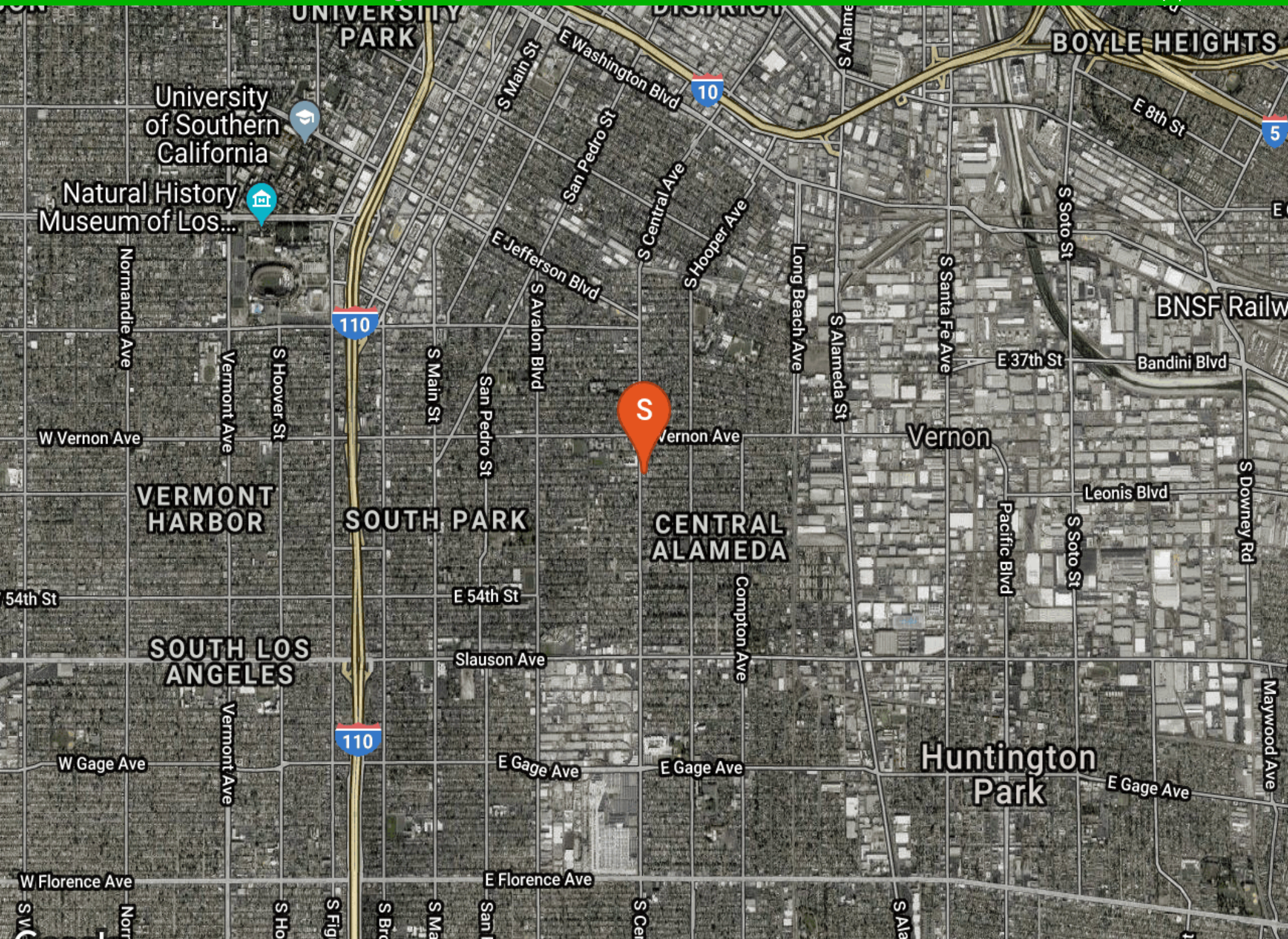
NORTH	Commercial
SOUTH	School Parking/Commercial
EAST	Aley/Multifamily
WEST	Commercial/Socal Gas

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Masonry
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	None

TENANT INFORMATION

LEASE TYPE	3 year
------------	--------





CENTRAL AVE

80

5' & VAR F
20121534135

LAUSD
TEACHER PARKING

100
Subject property

Also available
SFR on a c-2 lot

\$350,000

141.50

16

5

1

7

140

2

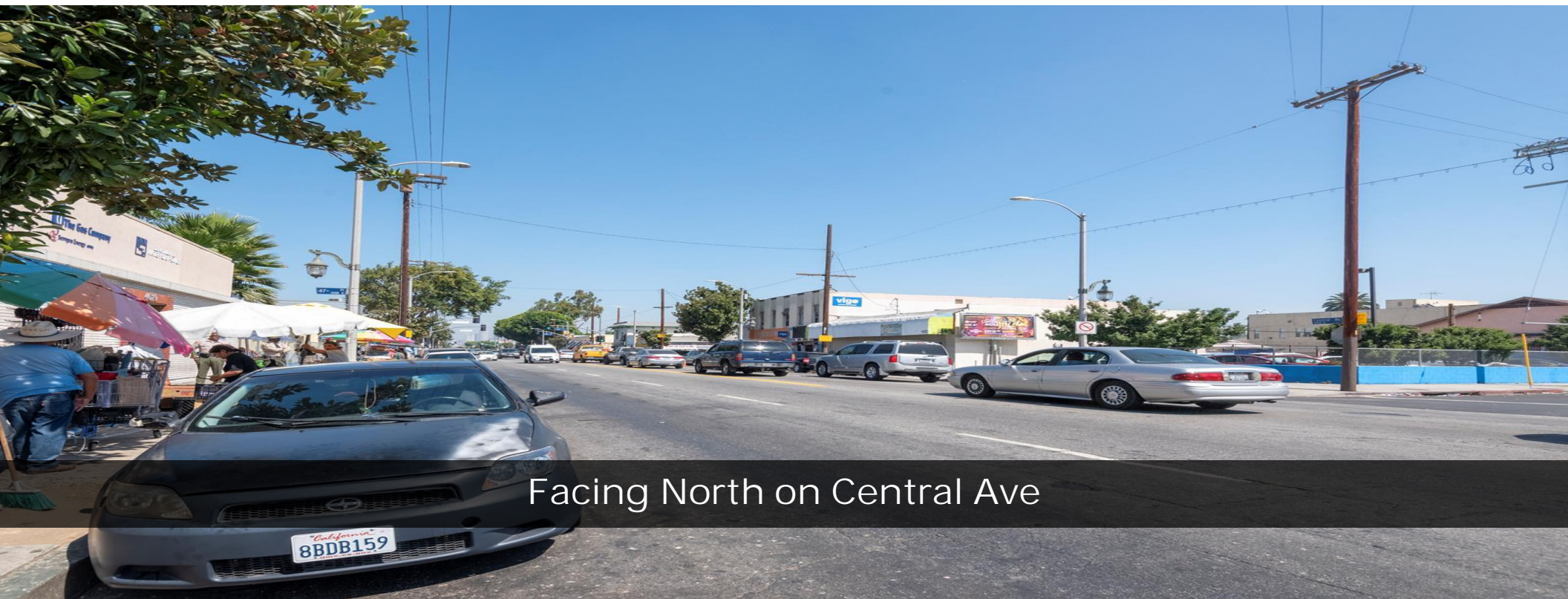
2

40

40



Facing South on Central Ave



Facing North on Central Ave



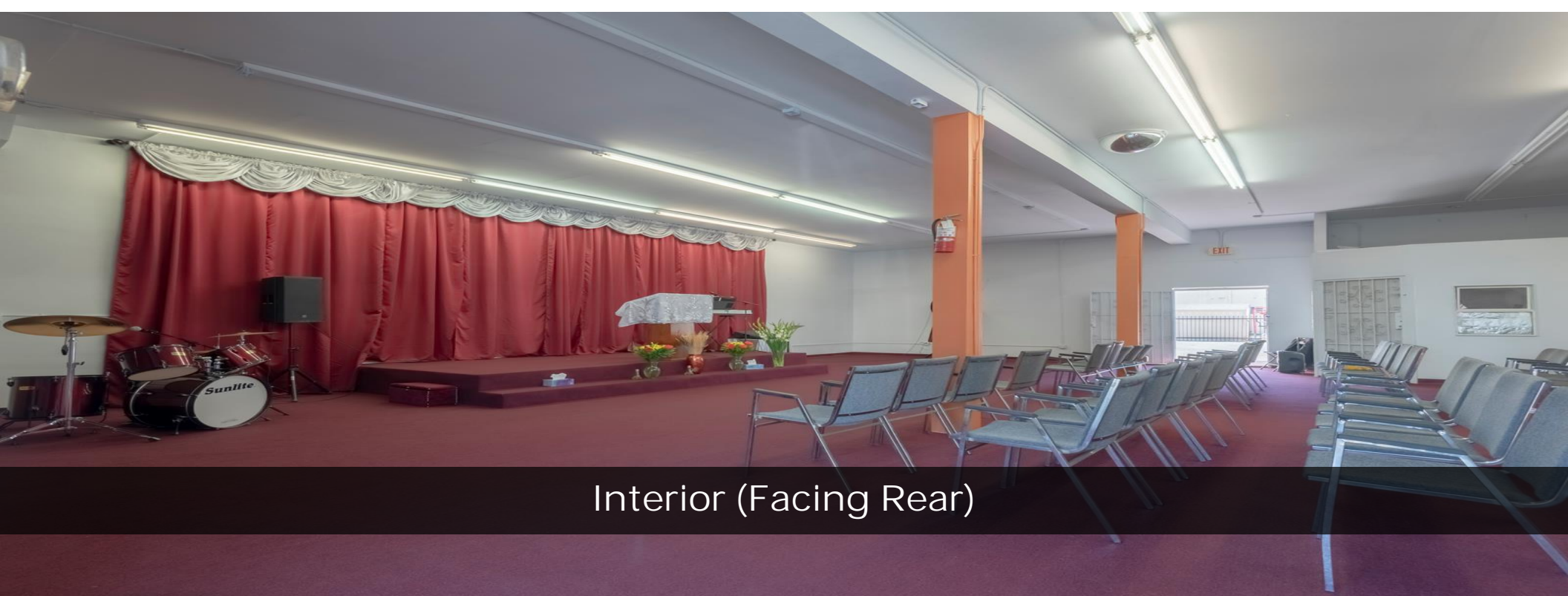
Rear surface parking



Rear of subject



Interior of subject (Facing Central Ave)



Interior (Facing Rear)



1117 E. 47th St., Los Angeles, CA 90011. This an SFR which is available for purchase. This SFR consists of 1,288 of improvements [room mix: 3beds/1bath]The said improvements sit on a 3,199 SF, LAC2 lot [APN: 5107009009]. The asking price is \$350,000 and o

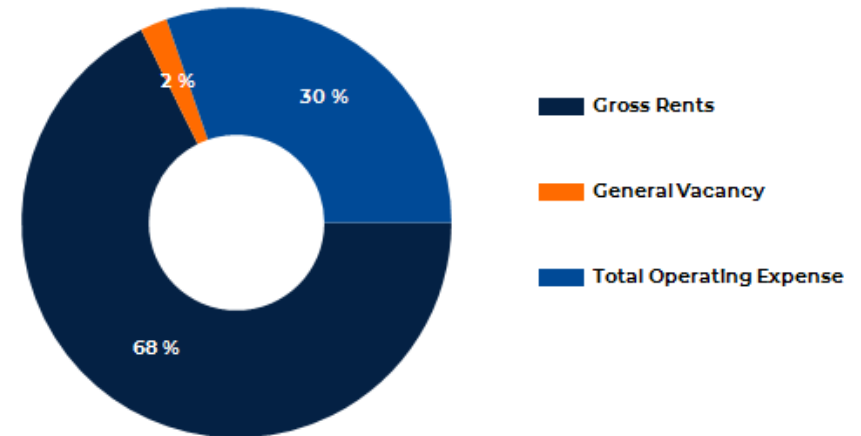


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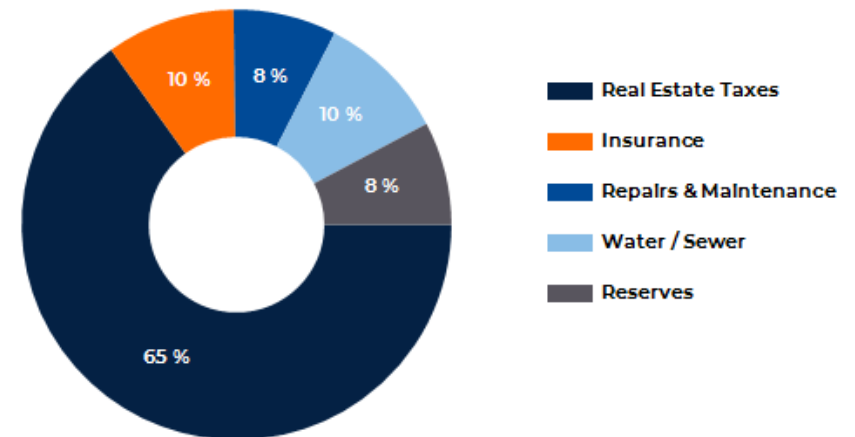
INCOME	CURRENT	PRO FORMA
Gross Rents	\$28,800	\$36,000
Gross Potential Income	\$28,800	\$36,000
Less: General Vacancy	\$864	\$1,080
Effective Gross Income	\$27,936	\$34,920
Less: Expenses	\$12,888	\$12,888
Net Operating Income	\$15,048	\$22,032

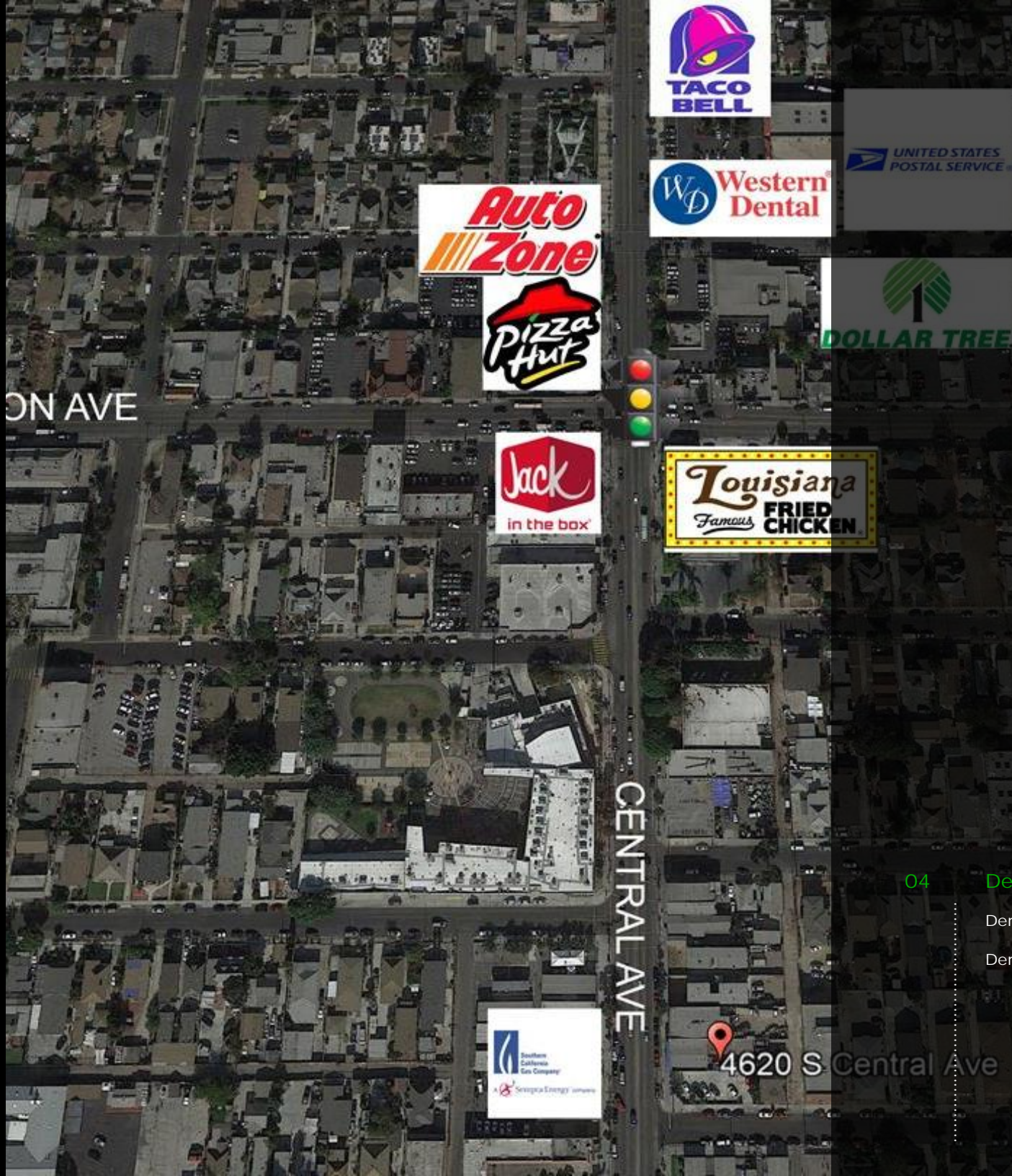
EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$8,388	\$8,388
Insurance	\$1,250	\$1,250
Repairs & Maintenance	\$1,000	\$1,000
Water / Sewer	\$1,250	\$1,250
Reserves	\$1,000	\$1,000
Total Operating Expense	\$12,888	\$12,888
Expense / SF	\$7.32	\$7.32
% of EGI	46.13 %	36.91 %

REVENUE ALLOCATION



DISTRIBUTION OF EXPENSES





04

Demographics

Demographic Details

Demographic Charts

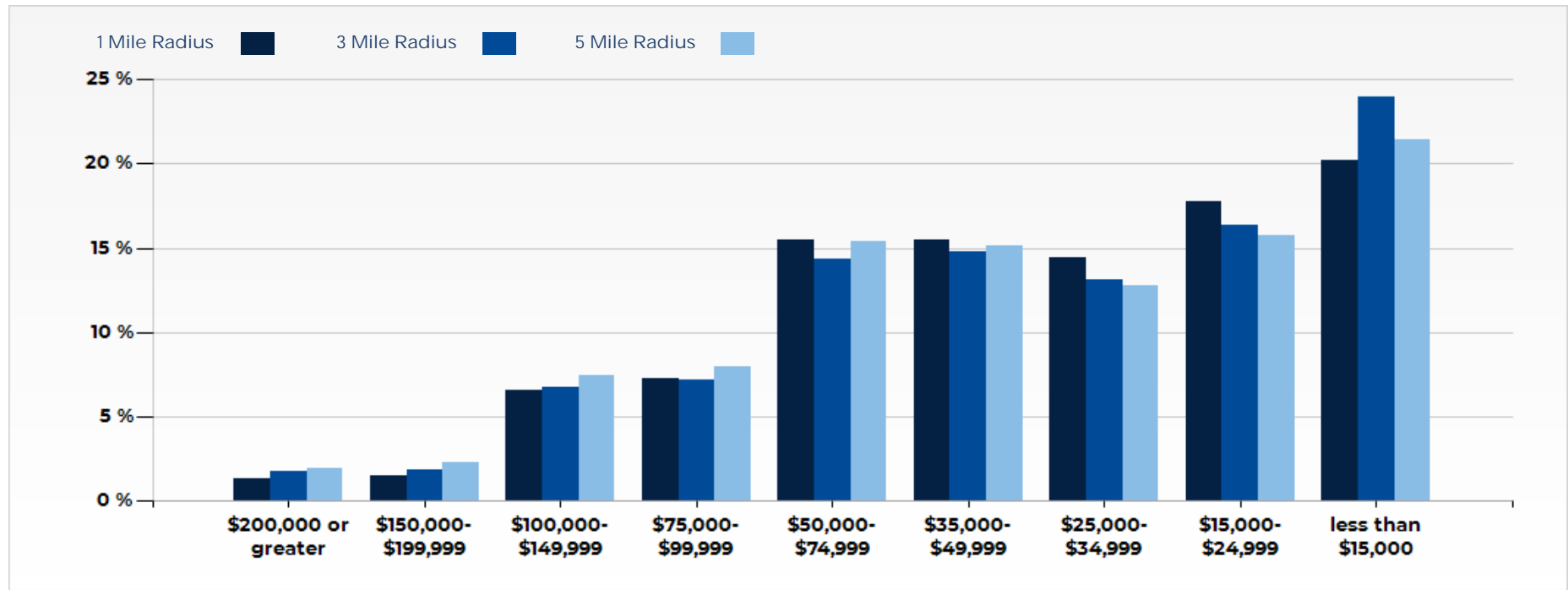
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	67,301	399,512	1,247,244
2010 Population	71,415	420,600	1,283,629
2017 Population	75,746	447,107	1,359,622
2022 Population	77,852	464,225	1,409,864
2017 African American	7,304	61,327	214,147
2017 American Indian	904	4,346	12,580
2017 Asian	493	13,512	95,084
2017 Hispanic	67,492	354,495	995,401
2017 White	25,577	154,325	459,290
2017 Other Race	38,171	194,232	519,386
2017 Multiracial	3,274	19,073	57,884
2017-2022: Population: Growth Rate	2.75 %	3.75 %	3.65 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,217	26,827	82,673
\$15,000-\$24,999	2,829	18,273	60,618
\$25,000-\$34,999	2,296	14,618	49,159
\$35,000-\$49,999	2,470	16,485	58,361
\$50,000-\$74,999	2,465	16,035	59,315
\$75,000-\$99,999	1,149	7,990	30,505
\$100,000-\$149,999	1,043	7,479	28,702
\$150,000-\$199,999	234	2,021	8,757
\$200,000 or greater	205	1,943	7,306
Median HH Income	\$32,847	\$31,739	\$35,045
Average HH Income	\$45,798	\$46,722	\$50,066

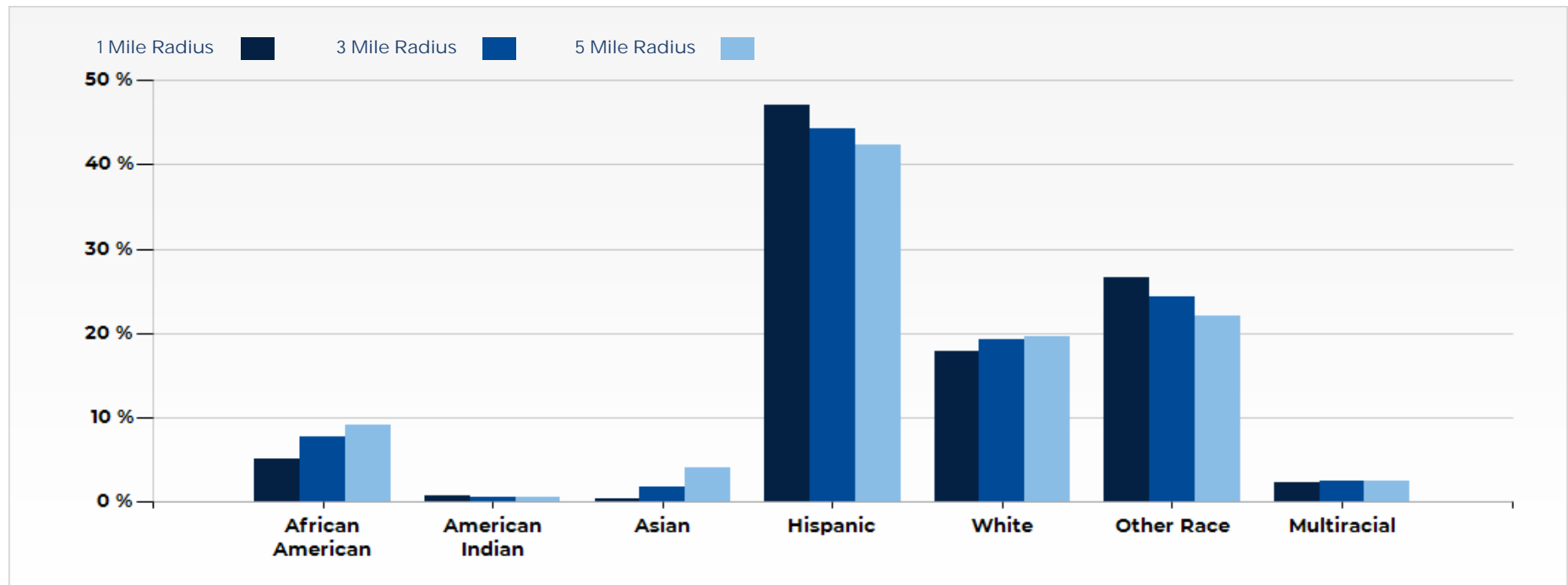
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	16,117	108,253	366,510
2010 Total Households	15,201	104,748	362,397
2017 Total Households	15,909	111,672	385,396
2022 Total Households	16,285	117,337	402,430
2017 Average Household Size	4.75	3.85	3.44
2000 Owner Occupied Housing	4,173	26,335	90,931
2000 Renter Occupied Housing	10,439	73,150	250,427
2017 Owner Occupied Housing	4,206	26,537	91,702
2017 Renter Occupied Housing	11,703	85,134	293,693
2017 Vacant Housing	1,133	8,811	31,333
2017 Total Housing	17,042	120,483	416,729
2022 Owner Occupied Housing	4,943	30,284	103,260
2022 Renter Occupied Housing	11,341	87,052	299,170
2022 Vacant Housing	1,188	8,845	31,824
2022 Total Housing	17,473	126,182	434,254
2017-2022: Households: Growth Rate	2.35 %	4.95 %	4.35 %



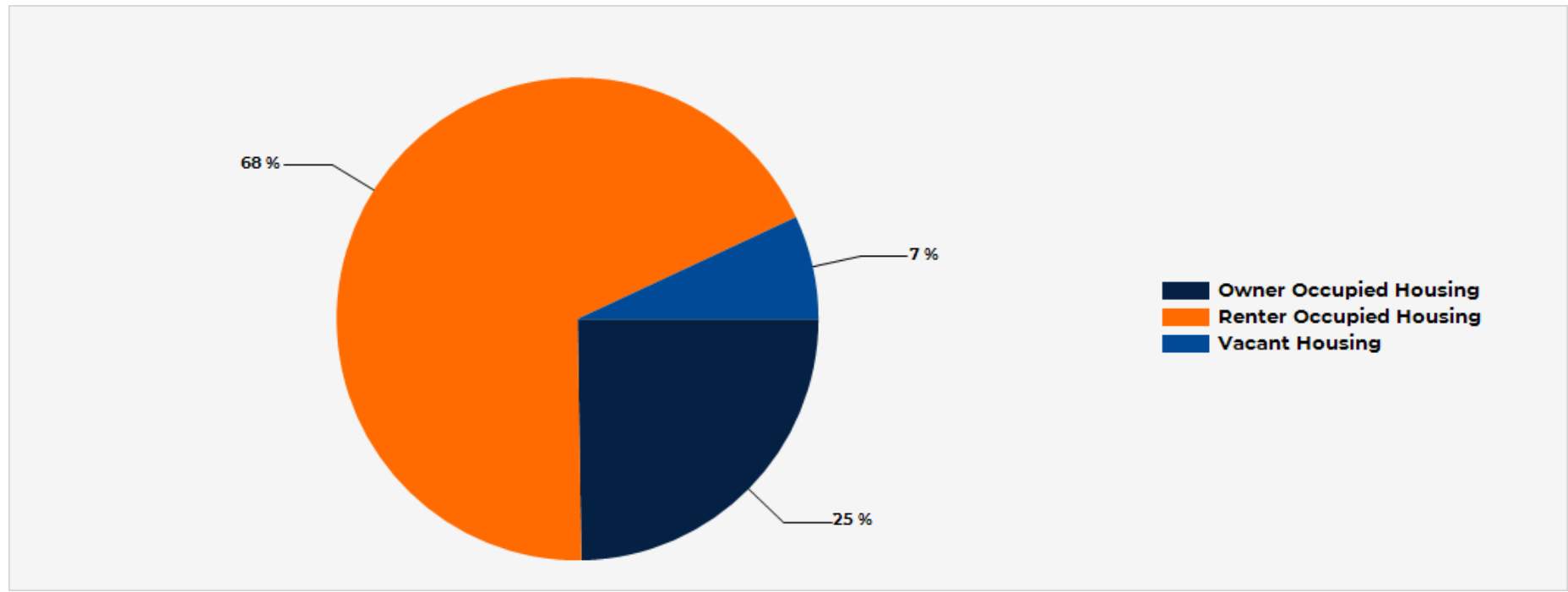
2017 Household Income



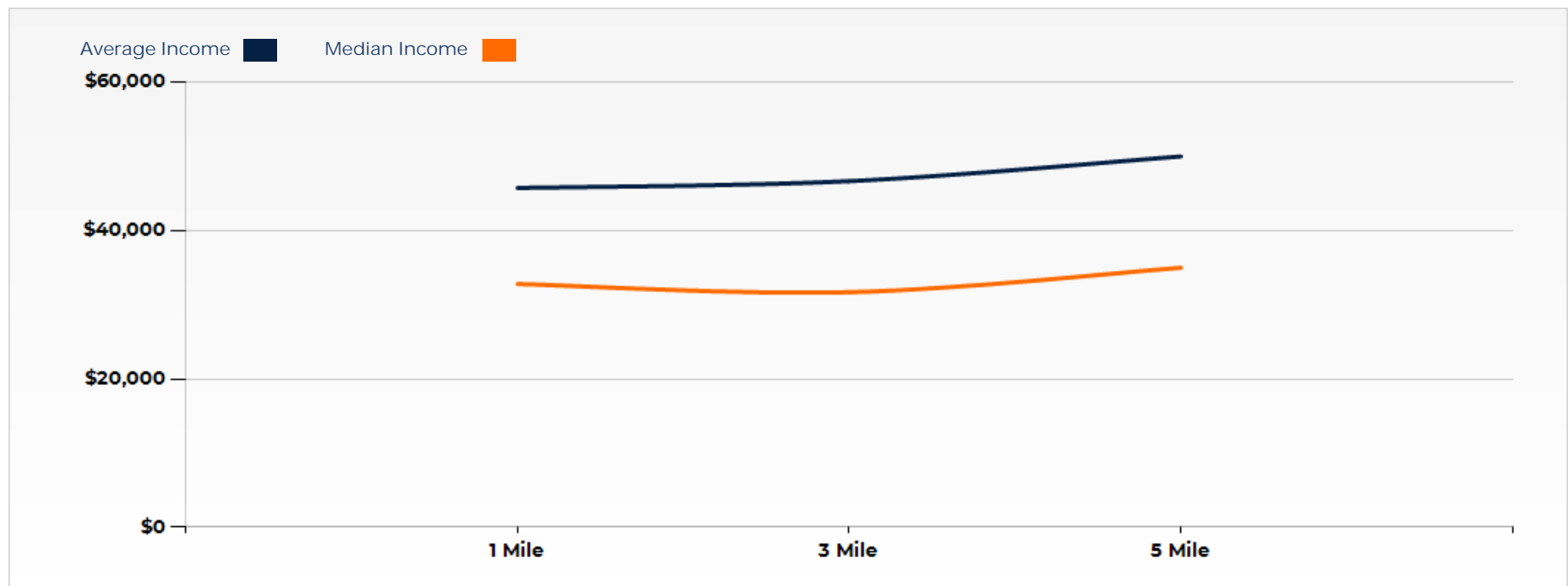
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



Additional Information

05



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