

4 UNITS + ADU

NEW CONSTRUCTION NEAR DOWNTOWN LA

Los Angeles, CA 90005



GLOBAL
PLATINUM
PROPERTIES

4 Units + ADU

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Global Platinum Properties



Armin Soleimani
Realtor
3106662246
arminsoleimani@gmail.com
Lic: 01846872



OFFERING SUMMARY

ADDRESS	Los Angeles CA 90005
COUNTY	Los Angeles
MARKET	Pico Union
SUBMARKET	Downtown Los Angeles
BUILDING SF	7,100 SF
LAND SF	6,119 SF
NUMBER OF UNITS	5
YEAR BUILT	2022
APN	5056021016
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$3,295,000
PRICE PSF	\$376.57
PRICE PER UNIT	\$659,000
NOI (CURRENT)	\$171,550
NOI (Pro Forma)	\$171,550
CAP RATE (CURRENT)	5.21 %
CAP RATE (Pro Forma)	5.21 %
GRM (CURRENT)	15.17
GRM (Pro Forma)	15.17

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	81,485	630,976	1,279,023
2022 Median HH Income	\$39,270	\$50,354	\$56,036
2022 Average HH Income	\$57,568	\$78,132	\$88,482



Description

Newly constructed 4Plex+ADU close to Downtown LA & USC. The property consists of 2 separate buildings. Building 1: consists of (2X) 3-story (4bedroom/4baths) units and (1X) 1-story (1bed/1bath). Building 2: (2X) 2-story (3bedroom/3baths). The property is in a high-demand rental area. Nestled just North of USC and less than 2 miles from DTLA. Close to the 10, 110, and 101 freeways. Plenty of surface/covered and uncovered parking. Built smart with open floor plans and plenty of natural sunlight. Email us for plans, OM, and showing details.

PROPERTY FEATURES

NUMBER OF UNITS	5
BUILDING SF	8,750
LAND SF	6,119
YEAR BUILT	2022
# OF PARCELS	1
ZONING TYPE	LARD1.5
BUILDING CLASS	A
TOPOGRAPHY	Flat
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	10
WASHER/DRYER	In Unit

UTILITIES

WATER	Tenant
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant
RUBS	Tenant

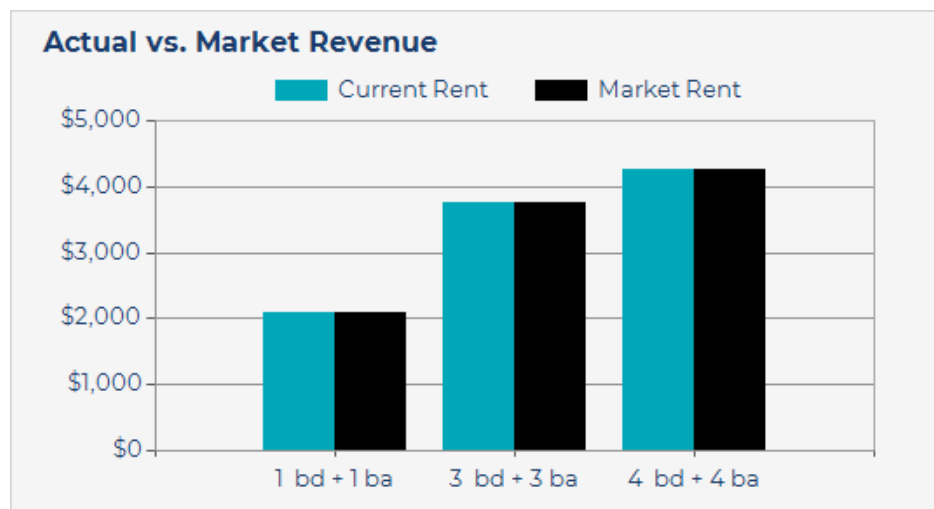
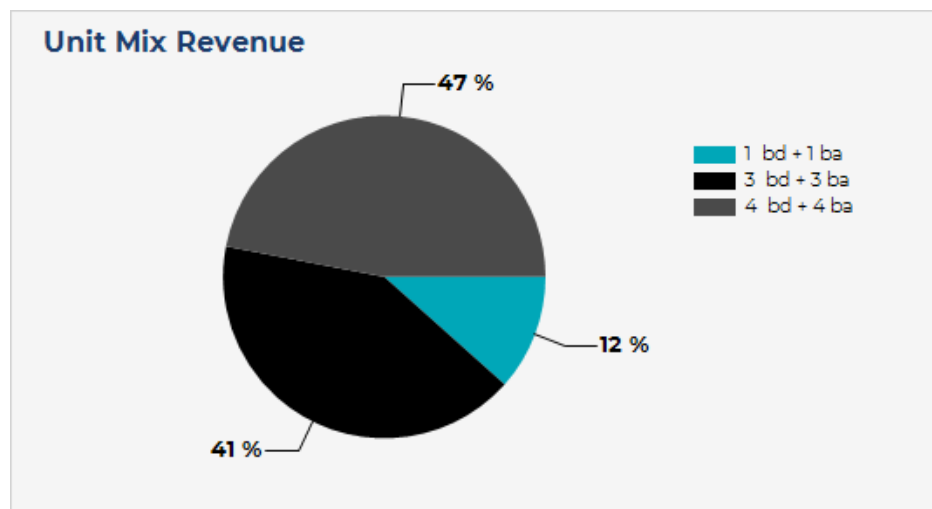
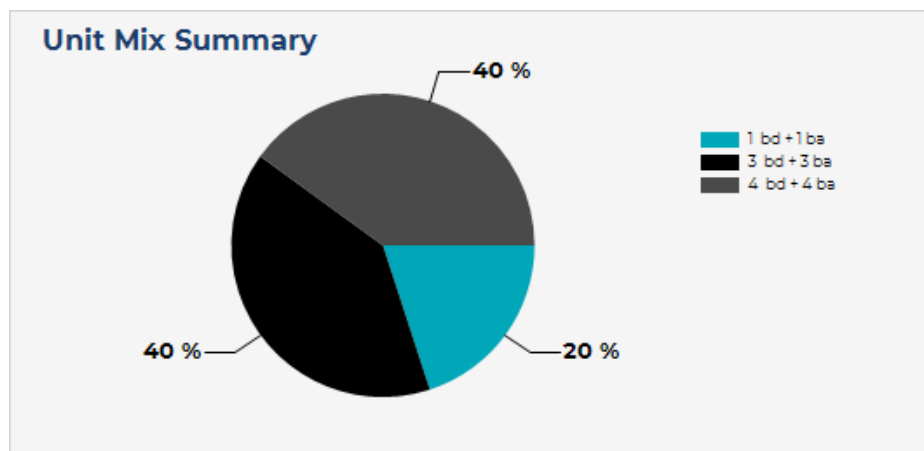
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Cement
ROOF	Flat
STYLE	Contemporary
LANDSCAPING	LID

Unit	Unit Mix	Current Rent	Market Rent
1724	3 bd + 3 ba	\$3,750	\$3,750
1724 1/2	3 bd + 3 ba	\$3,750	\$3,750
1726	4 bd + 4 ba	\$4,250	\$4,250
1726 1/2	4 bd + 4 ba	\$4,250	\$4,250
1726 3/4	1 bd + 1 ba	\$2,100	\$2,100
Totals/Averages		\$18,100	\$18,100

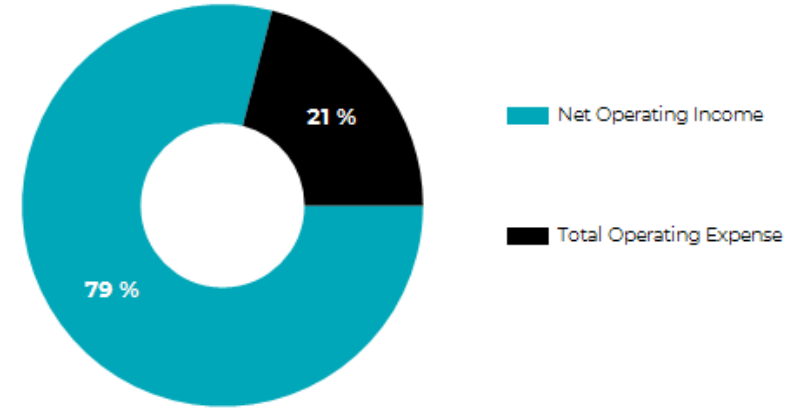


		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	1	\$2,100	\$2,100	\$2,100	\$2,100
3 bd + 3 ba	2	\$3,750	\$7,500	\$3,750	\$7,500
4 bd + 4 ba	2	\$4,250	\$8,500	\$4,250	\$8,500
Totals/Averages	5	\$3,620	\$18,100	\$3,620	\$18,100



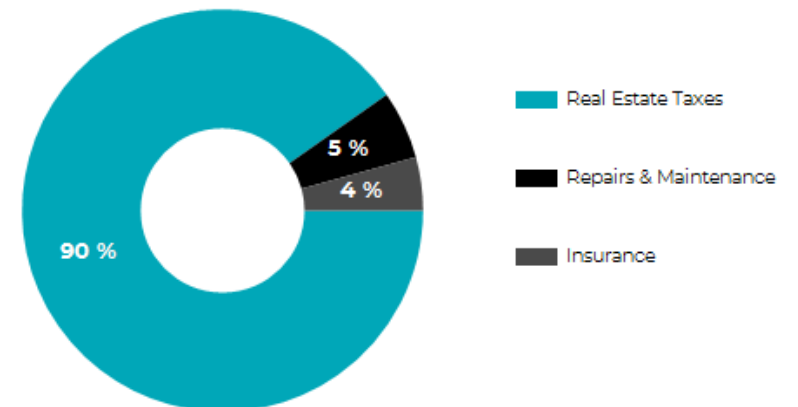
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$217,200	\$217,200
Effective Gross Income	\$217,200	\$217,200
Less Expenses	\$45,650	\$45,650
	21.01 %	21.01 %
Net Operating Income	\$171,550	\$171,550



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$41,200	\$8,240	\$41,200	\$8,240
Insurance	\$1,950	\$390	\$1,950	\$390
Repairs & Maintenance	\$2,500	\$500	\$2,500	\$500
Total Operating Expense	\$45,650	\$9,130	\$45,650	\$9,130
Expense / SF	\$5.22		\$5.22	
% of EGI	21.01 %		21.01 %	

DISTRIBUTION OF EXPENSES CURRENT





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	89,723	609,109	1,250,578
2010 Population	84,423	610,957	1,252,005
2022 Population	81,485	630,976	1,279,023
2027 Population	81,340	633,886	1,279,068
2022 African American	4,816	68,221	169,828
2022 American Indian	2,498	17,729	30,225
2022 Asian	13,646	121,905	176,458
2022 Hispanic	55,963	350,355	674,968
2022 Other Race	39,499	241,208	458,218
2022 White	10,539	105,192	283,263
2022 Multiracial	10,427	76,044	159,531
2022-2027: Population: Growth Rate	-0.20 %	0.45 %	0.00 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,335	38,142	69,706
\$15,000-\$24,999	3,651	24,762	45,760
\$25,000-\$34,999	3,446	23,241	42,738
\$35,000-\$49,999	4,029	30,865	56,534
\$50,000-\$74,999	4,778	39,340	78,986
\$75,000-\$99,999	2,702	24,578	53,000
\$100,000-\$149,999	2,277	27,852	65,766
\$150,000-\$199,999	981	12,750	29,461
\$200,000 or greater	539	14,148	37,715
Median HH Income	\$39,270	\$50,354	\$56,036
Average HH Income	\$57,568	\$78,132	\$88,482

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	27,940	206,364	441,953
2010 Total Households	25,890	206,424	433,993
2022 Total Households	27,738	235,678	479,666
2027 Total Households	27,851	239,746	484,589
2022 Average Household Size	2.81	2.55	2.56
2000 Owner Occupied Housing	2,715	29,416	88,918
2000 Renter Occupied Housing	23,764	164,477	327,028
2022 Owner Occupied Housing	3,084	35,395	100,286
2022 Renter Occupied Housing	24,653	200,284	379,380
2022 Vacant Housing	1,863	22,587	41,468
2022 Total Housing	29,601	258,265	521,134
2027 Owner Occupied Housing	3,105	35,343	99,760
2027 Renter Occupied Housing	24,746	204,404	384,829
2027 Vacant Housing	2,031	22,097	42,772
2027 Total Housing	29,882	261,843	527,361
2022-2027: Households: Growth Rate	0.40 %	1.70 %	1.00 %



Source: esri

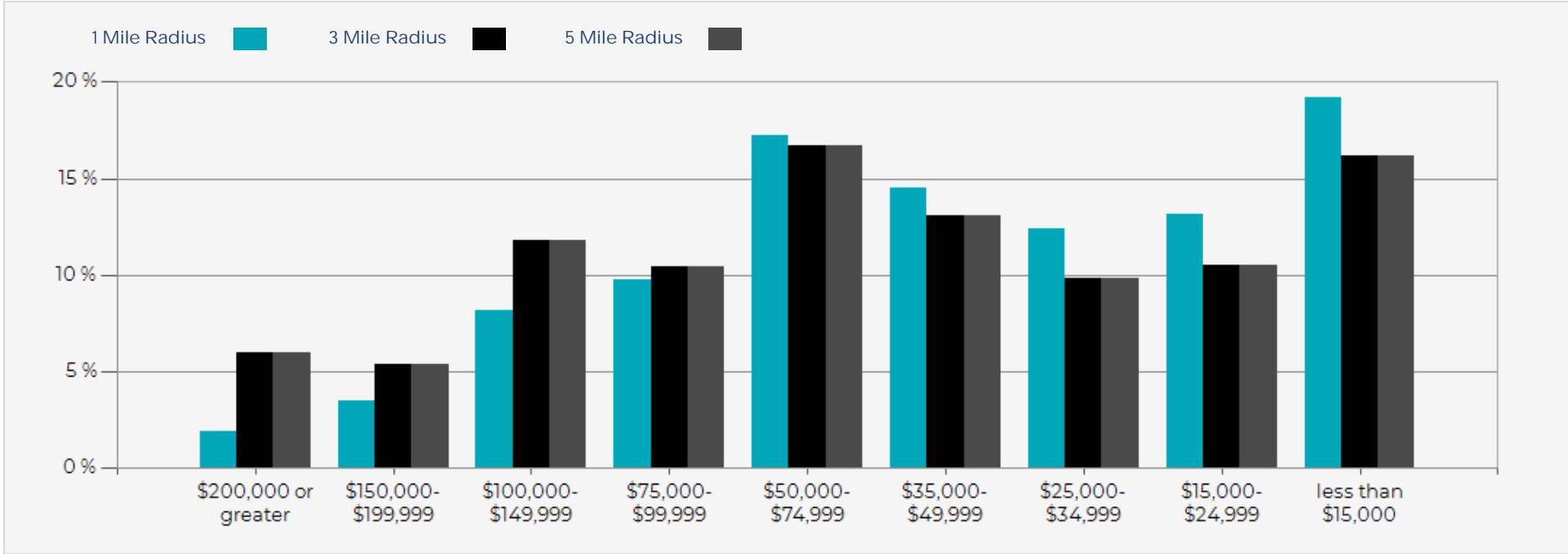
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	6,796	56,219	115,484
2022 Population Age 35-39	5,840	50,134	102,883
2022 Population Age 40-44	5,113	43,130	88,572
2022 Population Age 45-49	4,418	38,945	79,719
2022 Population Age 50-54	4,309	36,297	75,020
2022 Population Age 55-59	3,864	32,592	67,430
2022 Population Age 60-64	3,667	29,125	61,137
2022 Population Age 65-69	2,860	23,639	49,703
2022 Population Age 70-74	2,344	18,472	38,622
2022 Population Age 75-79	1,555	13,083	27,783
2022 Population Age 80-84	1,025	8,634	18,481
2022 Population Age 85+	1,108	9,256	20,009
2022 Population Age 18+	63,468	498,244	1,007,544
2022 Median Age	32	34	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,906	\$58,364	\$63,635
Average Household Income 25-34	\$63,359	\$83,389	\$89,553
Median Household Income 35-44	\$46,341	\$56,702	\$64,525
Average Household Income 35-44	\$64,881	\$88,185	\$100,042
Median Household Income 45-54	\$48,828	\$55,976	\$64,401
Average Household Income 45-54	\$66,701	\$86,175	\$101,284
Median Household Income 55-64	\$40,260	\$49,139	\$55,824
Average Household Income 55-64	\$58,354	\$78,928	\$91,794
Median Household Income 65-74	\$31,225	\$38,897	\$43,552
Average Household Income 65-74	\$51,661	\$69,402	\$77,286
Average Household Income 75+	\$37,681	\$53,625	\$60,243

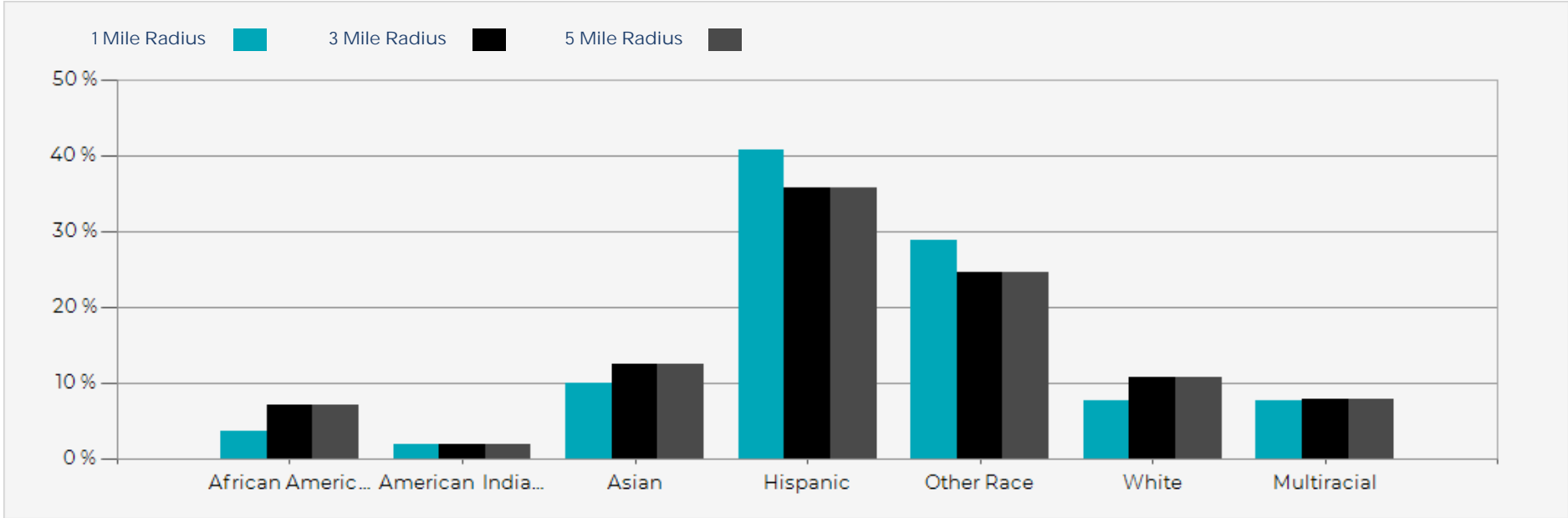
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	6,513	54,854	111,890
2027 Population Age 35-39	6,132	50,659	103,758
2027 Population Age 40-44	5,457	45,847	93,605
2027 Population Age 45-49	4,716	40,592	82,914
2027 Population Age 50-54	4,156	36,378	73,996
2027 Population Age 55-59	3,992	33,529	69,394
2027 Population Age 60-64	3,453	28,787	60,161
2027 Population Age 65-69	3,069	25,191	53,134
2027 Population Age 70-74	2,467	20,694	43,515
2027 Population Age 75-79	1,955	15,587	32,622
2027 Population Age 80-84	1,262	10,552	22,349
2027 Population Age 85+	1,216	10,029	21,650
2027 Population Age 18+	63,791	506,252	1,020,812
2027 Median Age	33	35	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,485	\$75,102	\$81,253
Average Household Income 25-34	\$78,892	\$102,754	\$110,784
Median Household Income 35-44	\$56,150	\$74,117	\$82,787
Average Household Income 35-44	\$82,422	\$109,610	\$122,165
Median Household Income 45-54	\$59,105	\$72,122	\$84,003
Average Household Income 45-54	\$85,424	\$107,421	\$123,923
Median Household Income 55-64	\$49,888	\$63,239	\$75,034
Average Household Income 55-64	\$74,935	\$99,343	\$113,964
Median Household Income 65-74	\$36,819	\$52,009	\$59,377
Average Household Income 65-74	\$66,498	\$88,860	\$98,441
Average Household Income 75+	\$47,662	\$71,232	\$80,569

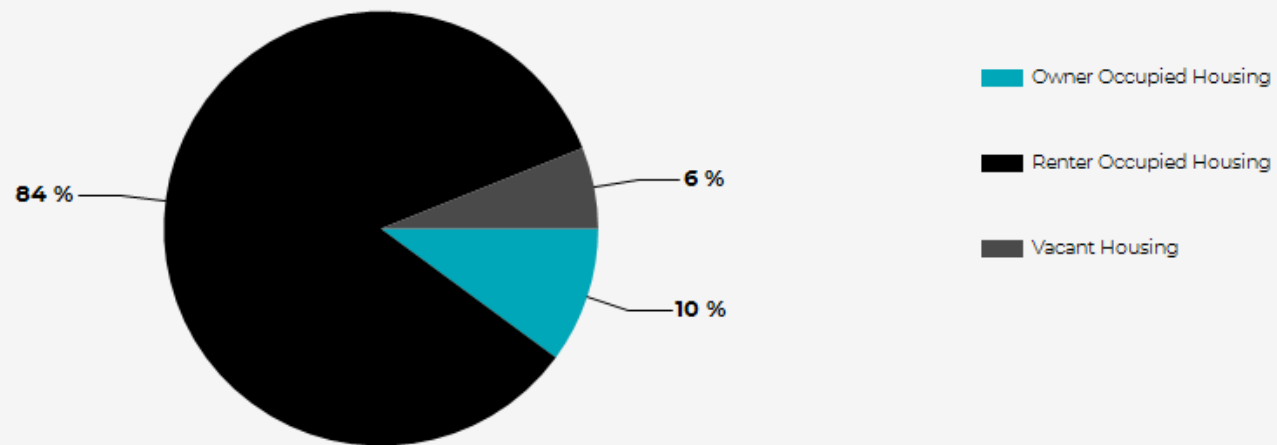
2022 Household Income



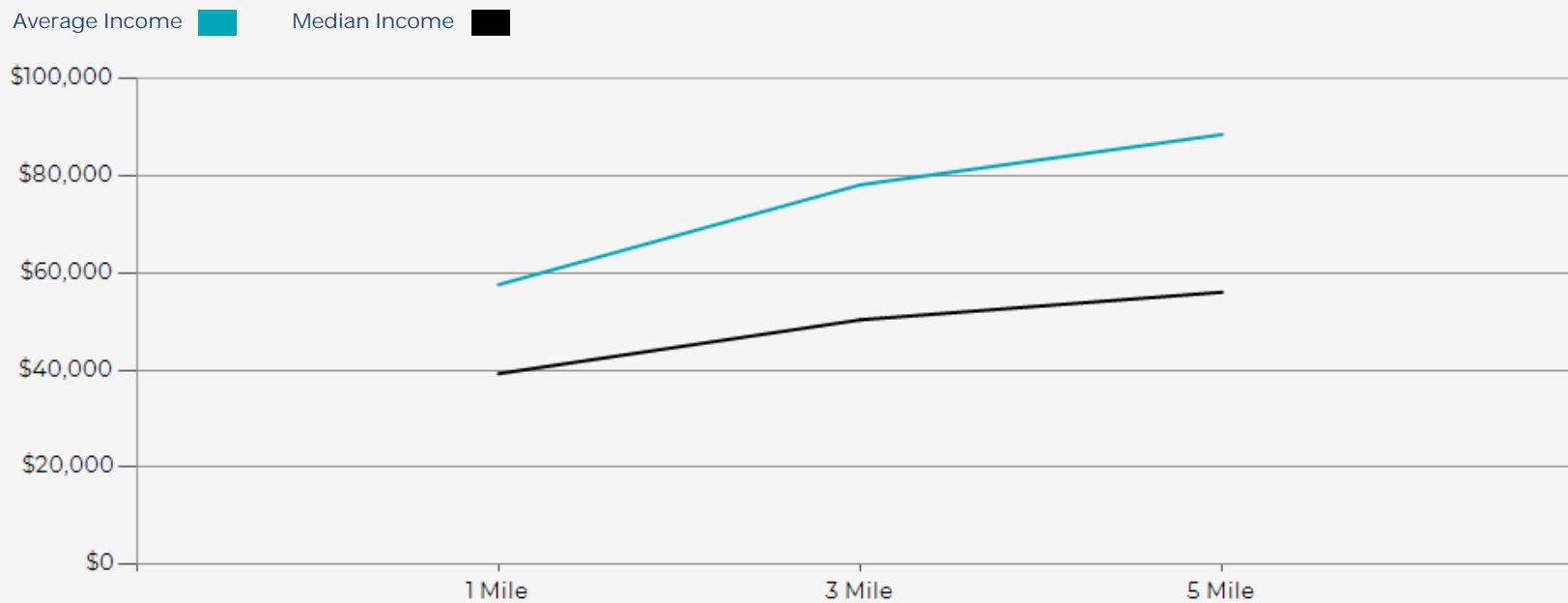
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



4 Units + ADU

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Global Platinum Properties



Armin Soleimani

Realtor

3106662246

arminsoleimani@gmail.com

Lic: 01846872

