

NEWLY CONSTRUCTED 4-PLEX

2620 W. 2nd St. | Los Angeles, CA

Offering Memorandum

SOLID 6.5%+ CAP RATE

Armin Soleimani

Realtor

3106662246

Lic: 01846872

arminsoleimani@gmail.com

Julio Ruiz

Broker

8185240706

Lic: 01911261

ziuroiluj@gmail.com



Newly Constructed 4-Plex

CONTENTS

01 Executive Summary	
Investment Summary	4
Unit Mix Summary	5
Location Summary	6
02 Property Description	
Property Features	8
03 Financial Analysis	
Income & Expense Analysis	10
04 Demographics	
Demographics	12
Demographic Charts	14

Exclusively Marketed by:



Armin Soleimani

Realtor
Lic: 01846872
3106662246
arminsoleimani@gmail.com



Julio Ruiz

Broker
Lic: 01911261
8185240706
ziuroiluj@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.



01	Executive Summary
	Investment Summary
	Unit Mix Summary
	Location Summary

OFFERING SUMMARY

ADDRESS	2620 W. 2nd St. Los Angeles CA 900057
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Wilshire/Pico-Union
BUILDING SF	6,202 SF
LAND SF	5,900
NUMBER OF UNITS	4
YEAR BUILT	2020
YEAR RENOVATED	2020
APN	5155022014
OWNERSHIP TYPE	Fee Simple

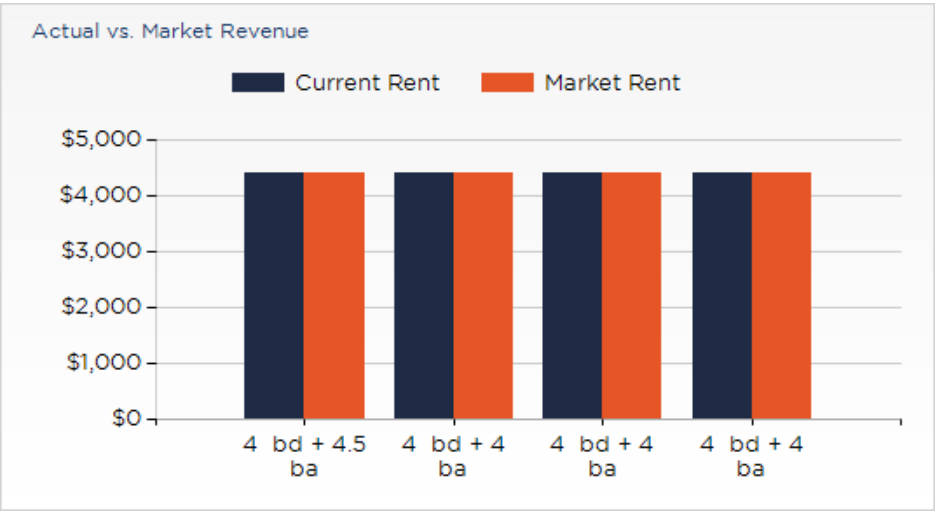
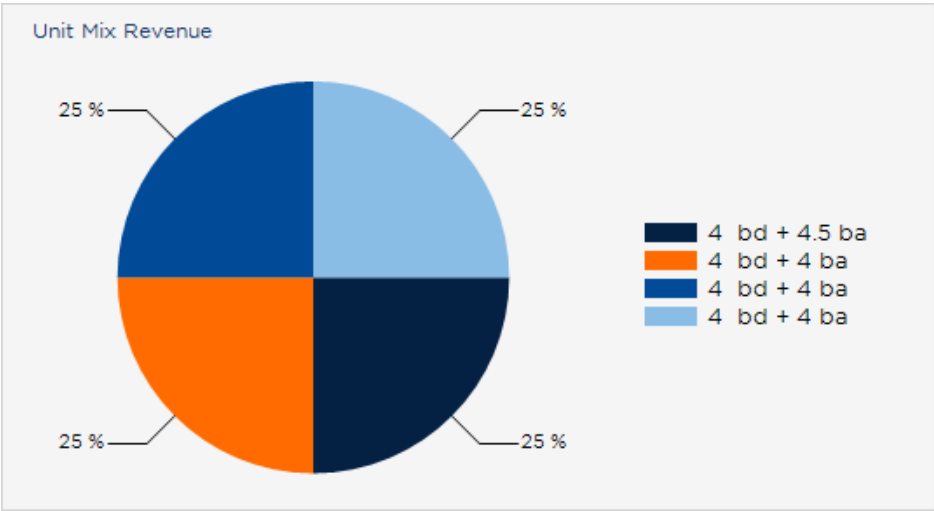
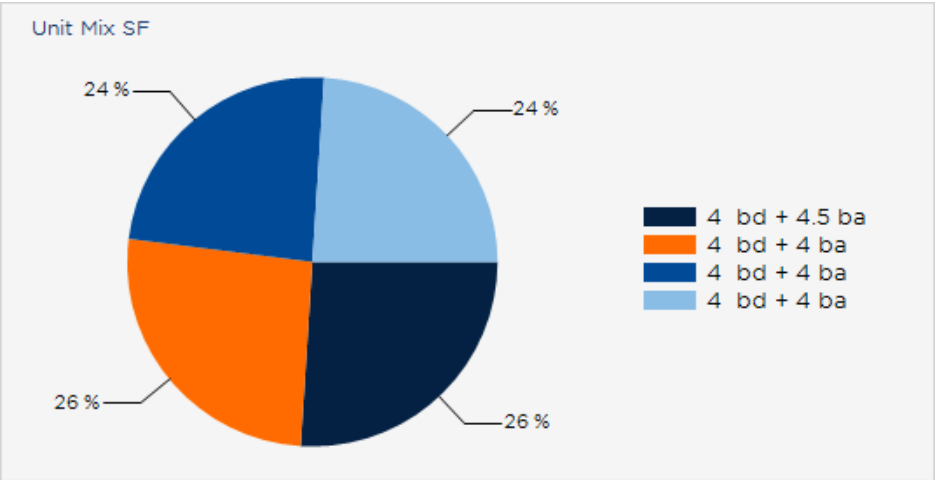
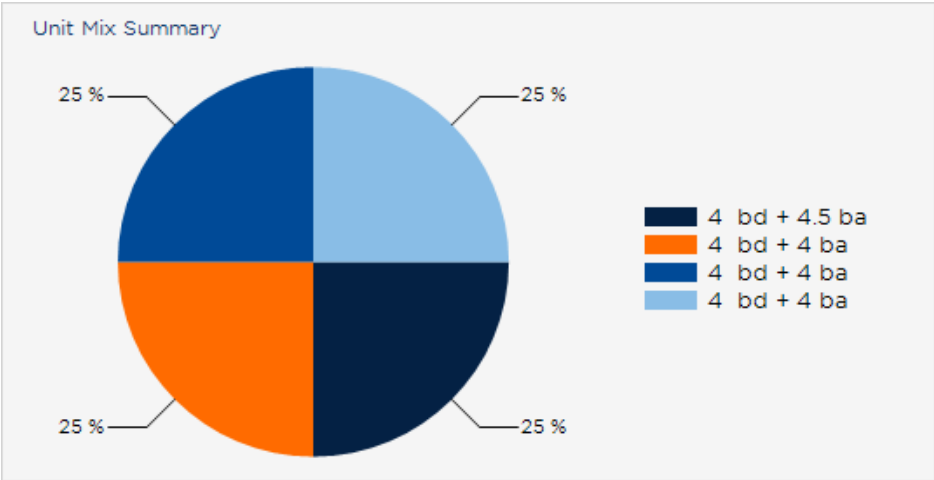
FINANCIAL SUMMARY

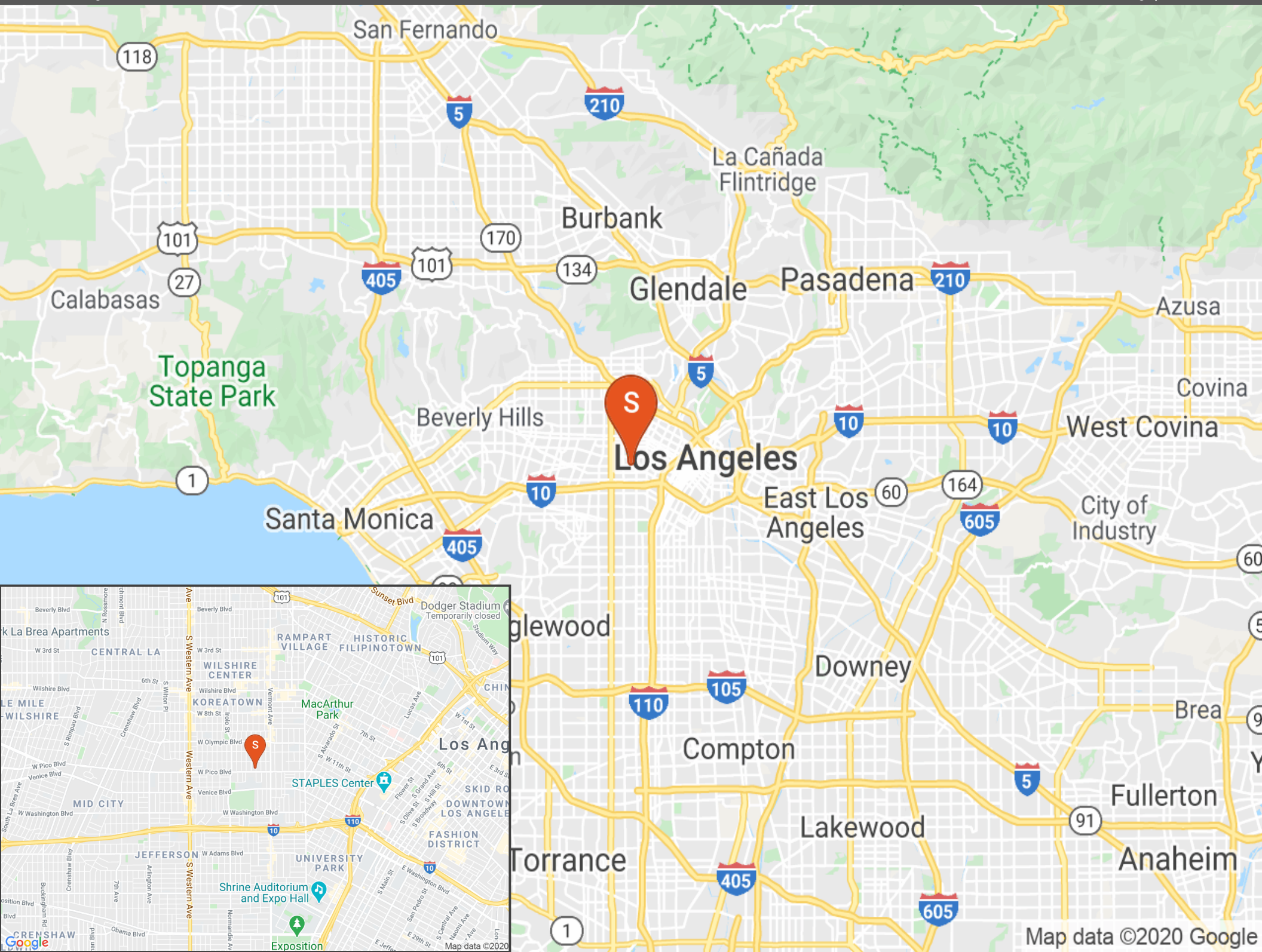
OFFERING PRICE	\$2,595,000
PRICE PSF	\$418.41
PRICE PER UNIT	\$648,750
NOI (CURRENT)	\$174,700
NOI (Pro Forma)	\$174,700
CAP RATE (CURRENT)	6.73 %
CAP RATE (Pro Forma)	6.73 %
GRM (CURRENT)	12.29
GRM (Pro Forma)	12.29

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	112,541	620,889	1,244,403
2020 Median HH Income	\$38,752	\$42,823	\$47,518
2020 Average HH Income	\$54,875	\$68,309	\$74,892



Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
4 bd + 4.5 ba	1	1,559	\$4,400	\$2.82	\$4,400	\$4,400	\$2.82	\$4,400
4 bd + 4 ba	1	1,526	\$4,400	\$2.88	\$4,400	\$4,400	\$2.88	\$4,400
4 bd + 4 ba	1	1,442	\$4,400	\$3.05	\$4,400	\$4,400	\$3.05	\$4,400
4 bd + 4 ba	1	1,442	\$4,400	\$3.05	\$4,400	\$4,400	\$3.05	\$4,400
Totals/Averages	4	1,492	\$4,400	\$2.95	\$17,600	\$4,400	\$2.95	\$17,600







02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	6,202
LAND SF	5,900
LAND ACRES	.135
YEAR BUILT	2020
YEAR RENOVATED	2020
# OF PARCELS	1
ZONING TYPE	R3
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	4
PARKING RATIO	1:1
WASHER/DRYER	In Unit

MECHANICAL

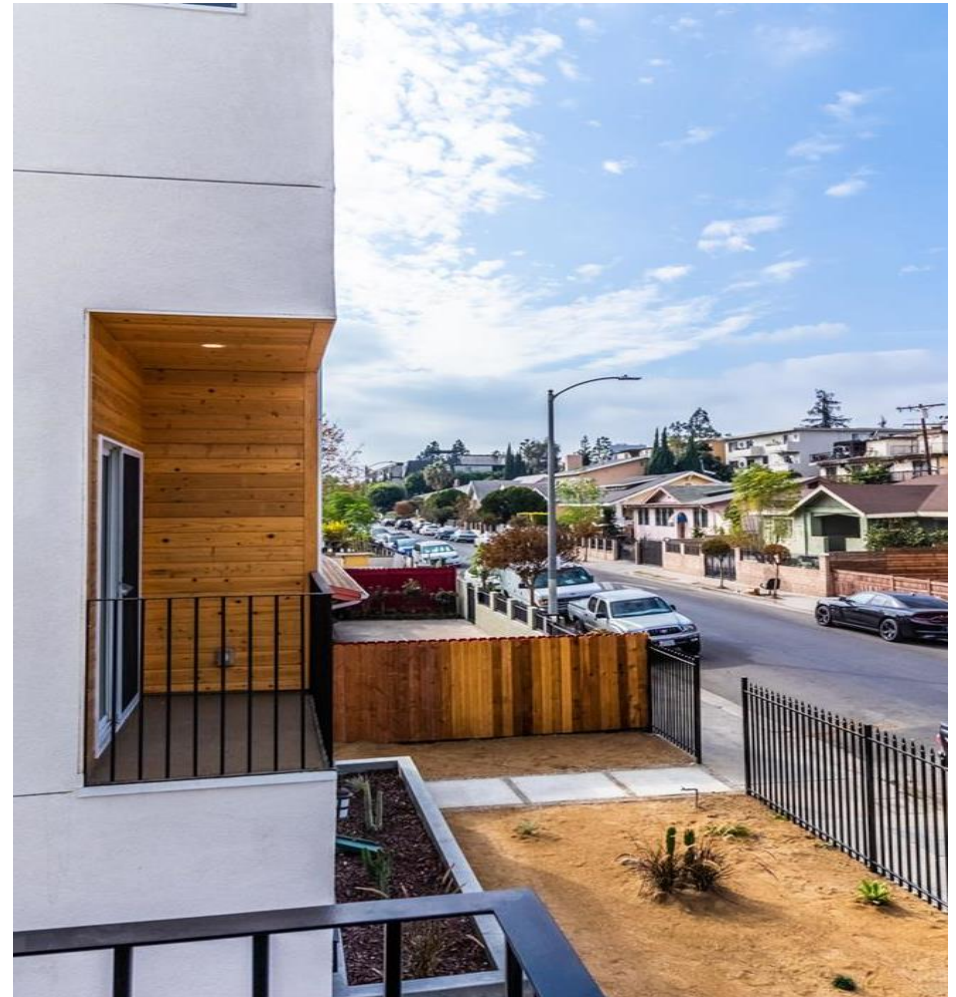
HVAC	Central
FIRE SPRINKLERS	None

UTILITIES

WATER	Tenant
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant
RUBS	Tenant

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	Flat
STYLE	Contemporary
LANDSCAPING	Drought Resistant

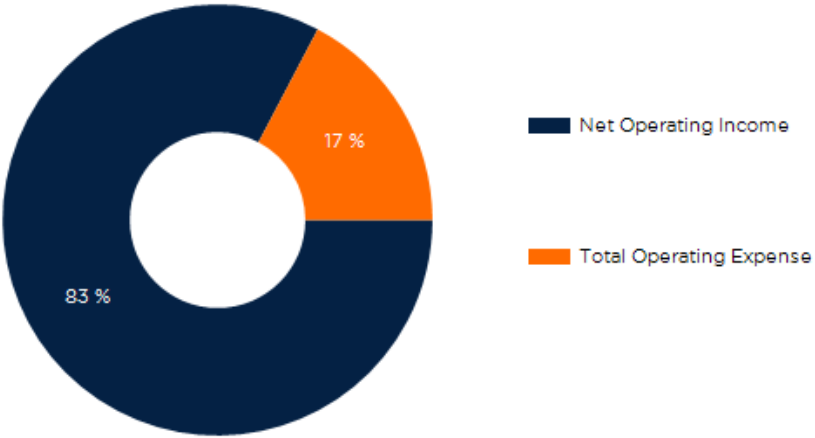




03 Financial Analysis
Income & Expense

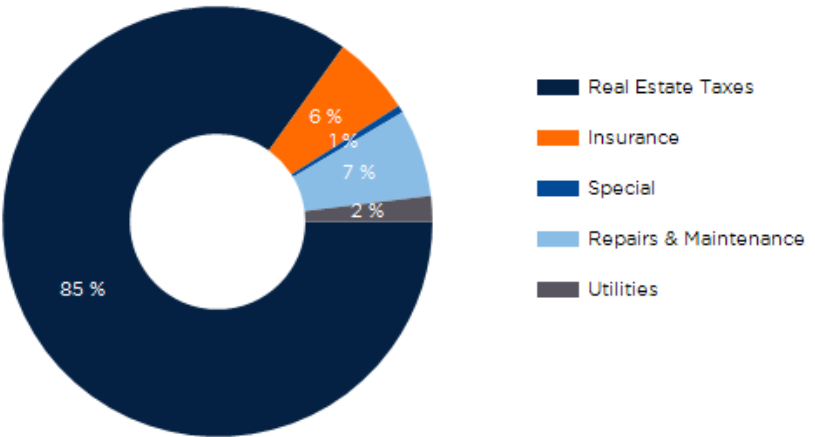
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$211,200	\$211,200
Less: Expenses	\$36,500	\$36,500
Net Operating Income	\$174,700	\$174,700

REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$7,750	\$31,000	\$7,750	\$31,000
Insurance	\$550	\$2,200	\$550	\$2,200
Special	\$50	\$200	\$50	\$200
Repairs & Maintenance	\$600	\$2,400	\$600	\$2,400
Utilities	\$175	\$700	\$175	\$700
Total Operating Expense	\$9,125	\$36,500	\$9,125	\$36,500
Expense / SF		\$5.88		\$5.88
% of EGI		17.28 %		17.28 %

DISTRIBUTION OF EXPENSES
CURRENT





04

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	111,544	599,700	1,186,206
2010 Population	106,731	578,018	1,171,791
2020 Population	112,541	620,889	1,244,403
2025 Population	117,750	651,486	1,290,752
2020 African American	4,373	38,222	109,996
2020 American Indian	1,453	5,581	10,504
2020 Asian	28,555	154,572	213,714
2020 Hispanic	71,662	325,565	686,303
2020 Other Race	38,677	168,512	353,327
2020 White	33,519	223,128	496,081
2020 Multiracial	5,782	30,182	59,505
2020-2025: Population: Growth Rate	4.55 %	4.85 %	3.65 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7,116	44,432	76,647
\$15,000-\$24,999	5,739	29,690	52,631
\$25,000-\$34,999	5,097	25,499	45,366
\$35,000-\$49,999	6,478	31,344	58,382
\$50,000-\$74,999	6,629	36,619	71,706
\$75,000-\$99,999	3,753	22,323	45,206
\$100,000-\$149,999	3,380	24,337	50,511
\$150,000-\$199,999	1,008	9,886	21,550
\$200,000 or greater	871	12,552	29,031
Median HH Income	\$38,752	\$42,823	\$47,518
Average HH Income	\$54,875	\$68,309	\$74,892

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	39,008	215,243	426,554
2010 Total Households	37,958	216,559	420,558
2020 Total Households	40,071	236,681	451,036
2025 Total Households	42,037	250,584	471,827
2020 Average Household Size	2.75	2.50	2.66
2000 Owner Occupied Housing	2,680	25,854	79,640
2000 Renter Occupied Housing	34,331	178,331	323,883
2020 Owner Occupied Housing	2,573	28,086	80,401
2020 Renter Occupied Housing	37,498	208,596	370,635
2020 Vacant Housing	3,963	24,034	42,618
2020 Total Housing	44,034	260,715	493,654
2025 Owner Occupied Housing	2,663	28,765	82,379
2025 Renter Occupied Housing	39,374	221,819	389,448
2025 Vacant Housing	4,244	24,915	44,651
2025 Total Housing	46,281	275,499	516,478
2020-2025: Households: Growth Rate	4.80 %	5.75 %	4.55 %



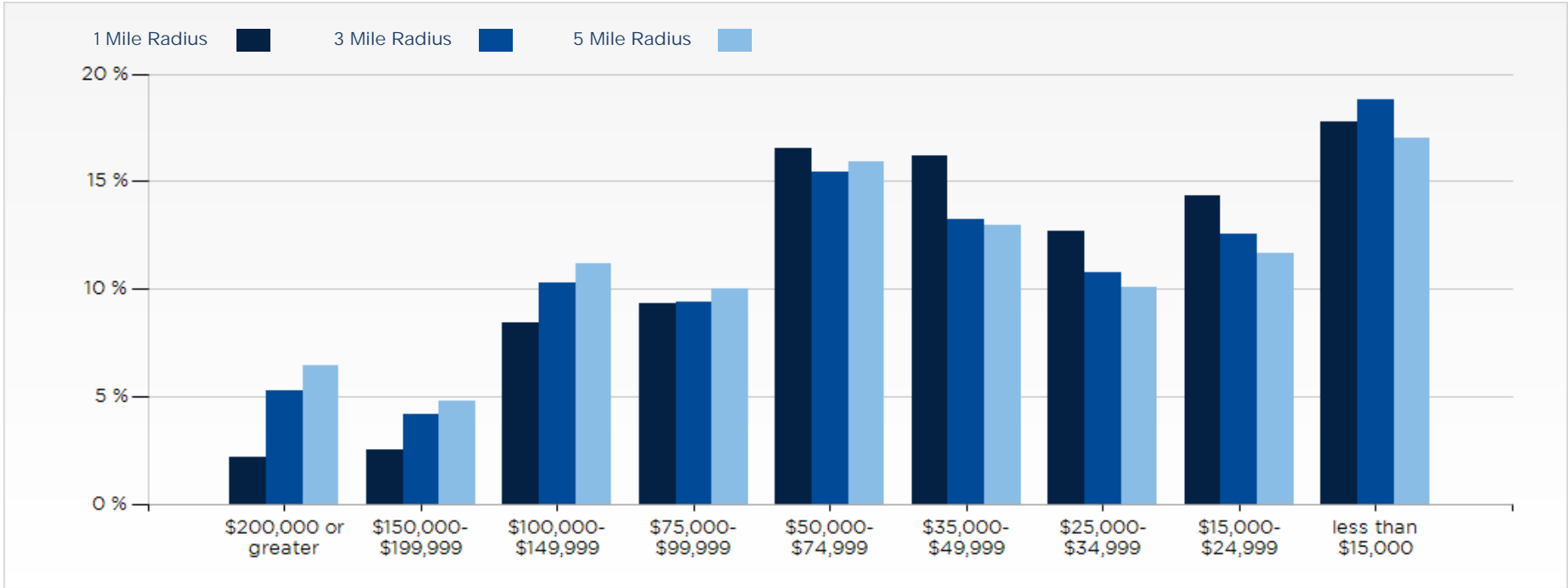
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	10,510	58,760	114,472
2020 Population Age 35-39	9,899	53,373	102,940
2020 Population Age 40-44	8,298	44,803	87,203
2020 Population Age 45-49	7,746	42,012	82,260
2020 Population Age 50-54	6,415	38,516	75,577
2020 Population Age 55-59	5,832	34,630	68,060
2020 Population Age 60-64	4,944	29,857	58,986
2020 Population Age 65-69	3,990	24,320	47,529
2020 Population Age 70-74	2,979	18,812	36,477
2020 Population Age 75-79	1,905	12,648	24,566
2020 Population Age 80-84	1,352	8,653	16,714
2020 Population Age 85+	1,379	8,904	18,191
2020 Population Age 18+	88,522	507,662	991,637
2020 Median Age	34	36	35

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,692	\$51,275	\$53,688
Average Household Income 25-34	\$60,112	\$70,110	\$73,615
Median Household Income 35-44	\$41,218	\$49,105	\$53,724
Average Household Income 35-44	\$58,721	\$77,693	\$84,834
Median Household Income 45-54	\$46,942	\$54,062	\$60,217
Average Household Income 45-54	\$64,894	\$84,977	\$94,866
Median Household Income 55-64	\$38,712	\$42,622	\$48,794
Average Household Income 55-64	\$53,859	\$70,049	\$77,811
Median Household Income 65-74	\$26,368	\$30,733	\$35,701
Average Household Income 65-74	\$40,352	\$53,013	\$58,398
Average Household Income 75+	\$31,037	\$36,929	\$41,063

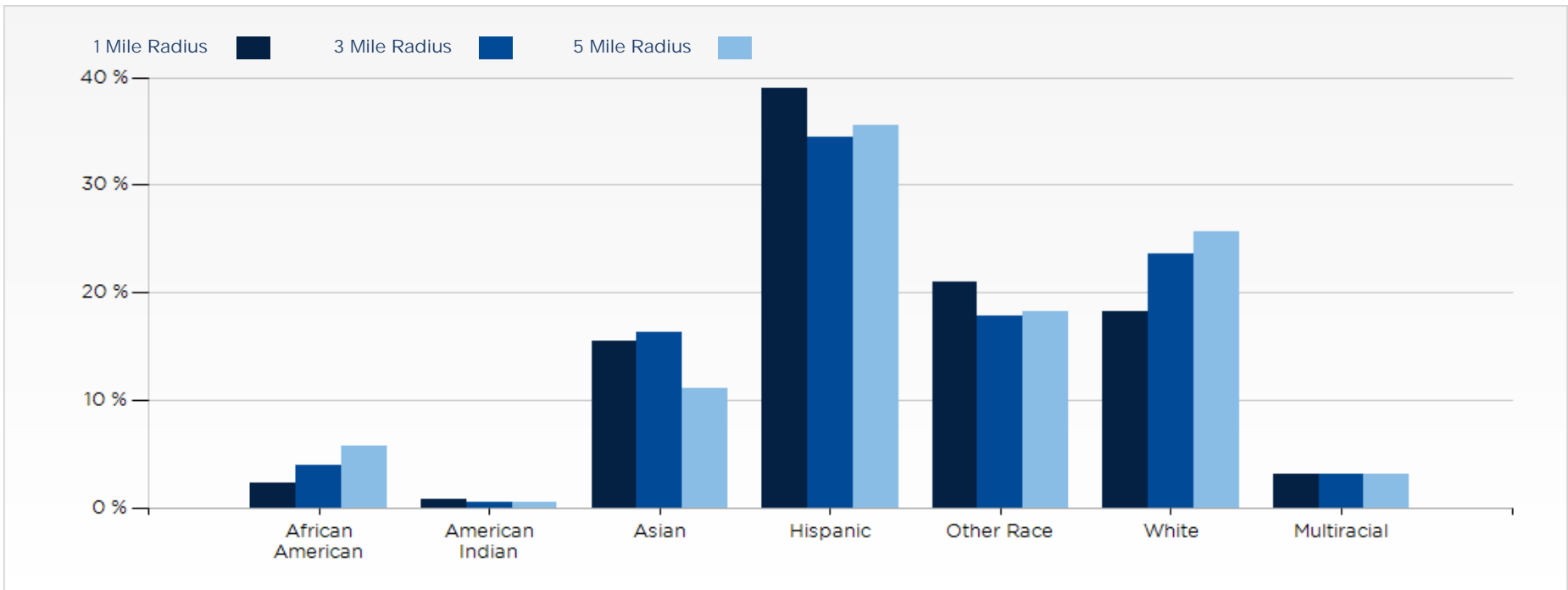
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	10,791	61,655	119,485
2025 Population Age 35-39	9,684	54,265	105,629
2025 Population Age 40-44	9,098	49,775	96,077
2025 Population Age 45-49	7,883	42,828	83,307
2025 Population Age 50-54	7,276	40,079	78,087
2025 Population Age 55-59	6,023	36,456	71,575
2025 Population Age 60-64	5,469	32,193	63,210
2025 Population Age 65-69	4,514	27,225	53,243
2025 Population Age 70-74	3,593	22,391	43,181
2025 Population Age 75-79	2,543	16,705	31,967
2025 Population Age 80-84	1,575	10,610	20,305
2025 Population Age 85+	1,502	9,902	19,726
2025 Population Age 18+	93,323	537,540	1,040,967
2025 Median Age	35	37	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,763	\$57,718	\$60,966
Average Household Income 25-34	\$69,003	\$80,085	\$84,688
Median Household Income 35-44	\$45,449	\$56,251	\$61,553
Average Household Income 35-44	\$66,840	\$88,659	\$96,596
Median Household Income 45-54	\$52,724	\$60,733	\$68,623
Average Household Income 45-54	\$74,813	\$97,119	\$108,602
Median Household Income 55-64	\$44,406	\$50,532	\$54,922
Average Household Income 55-64	\$63,860	\$81,294	\$90,068
Median Household Income 65-74	\$28,983	\$35,327	\$39,017
Average Household Income 65-74	\$47,578	\$61,673	\$67,557
Average Household Income 75+	\$36,966	\$42,854	\$47,865

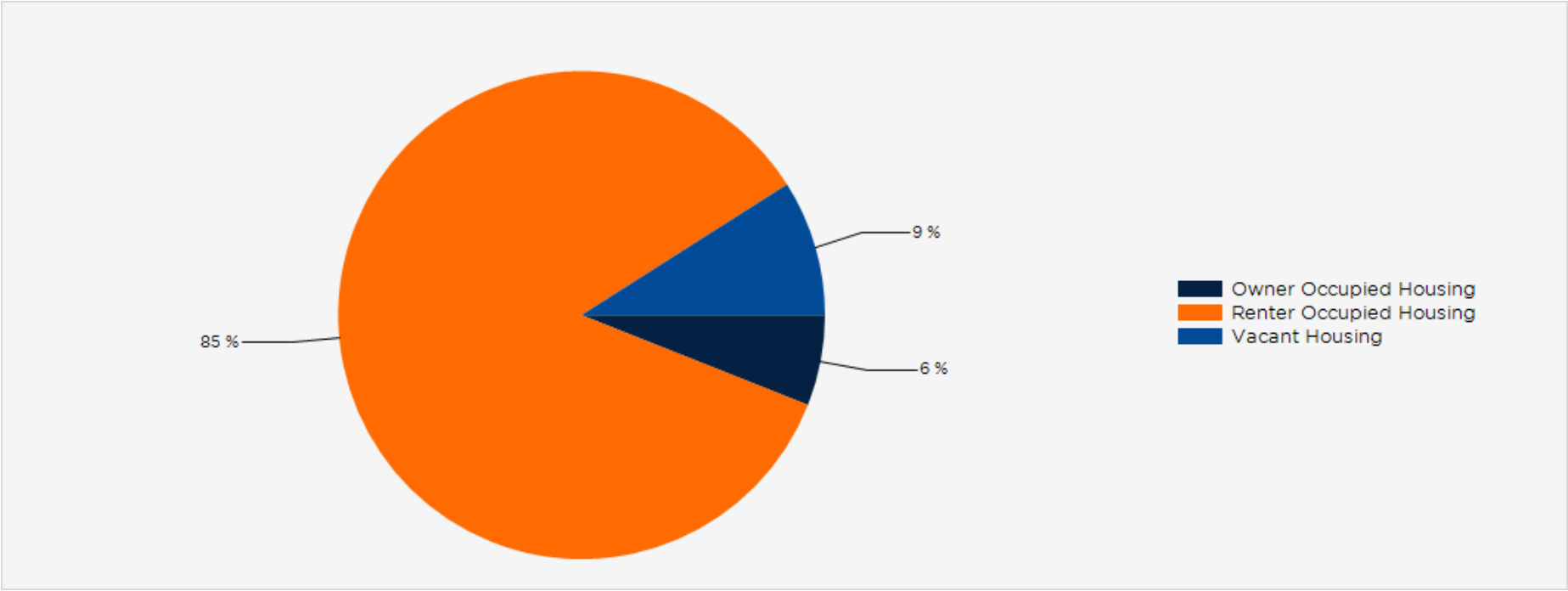
2020 Household Income



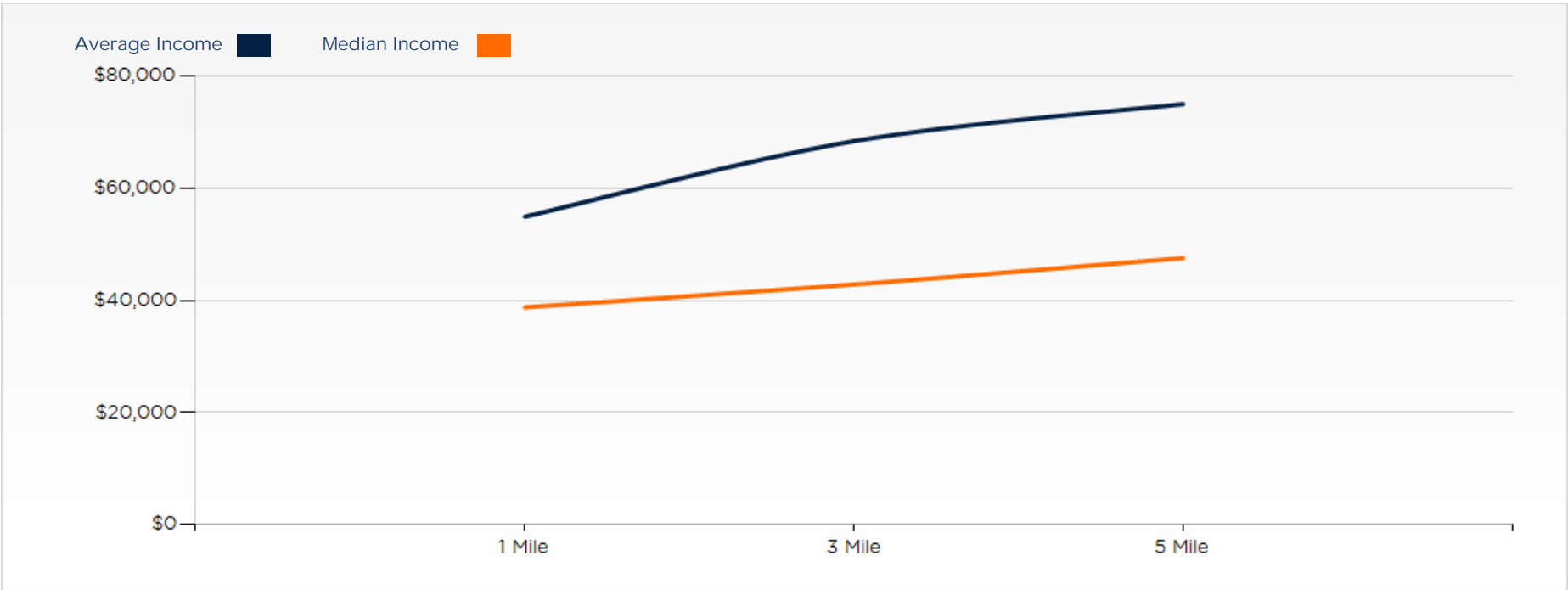
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Newly Constructed 4-Plex

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



Julio Ruiz

Broker
Lic: 01911261
8185240706
ziuroiluj@gmail.com

