



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

Mr. Julio Ruiz
Broker
8185240706
ziuroiluj@gmail.com
Lic: 01911261

Offering Memorandum

C2 ZONED TRIPLEX

LOCATED NEAR CRENSHAW/SLAUSON
3536 W SLAUSON AVE, LOS ANGELES CA 90043

C2 Zoned Triplex

CONTENTS

01 Executive Summary	
Investment Summary	4
Unit Mix Summary	5
02 Property Description	
Property Features	7
03 Rent Roll	
Rent Roll	9
04 Financial Analysis	
Income & Expense Analysis	11
05 Demographics	
Demographics	13
Demographic Charts	15

Exclusively Marketed by:



Armin Soleimani

Realtor
3106662246
arminsoleimani@gmail.com
Lic: 01846872



Mr. Julio Ruiz

Broker
8185240706
ziuroiluj@gmail.com
Lic: 01911261



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

OFFERING SUMMARY

ADDRESS	3536 W Slauson Ave Los Angeles CA 90043
COUNTY	Los Angeles
MARKET	Los Angeles Metro
SUBMARKET	Inglewood/LAX
BUILDING SF	2,900 SF
LAND SF	5,954
NUMBER OF UNITS	3
YEAR BUILT	1930
APN	4004005004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$795,000
PRICE PSF	\$274.14
PRICE PER UNIT	\$265,000
NOI (CURRENT)	\$46,232
NOI (Pro Forma)	\$61,580
CAP RATE (CURRENT)	5.82 %
CAP RATE (Pro Forma)	7.75 %
GRM (CURRENT)	12.53
GRM (Pro Forma)	10.09

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	38,460	349,772	1,089,769
2020 Median HH Income	\$48,563	\$48,416	\$48,827
2020 Average HH Income	\$75,794	\$69,710	\$72,958



Description

- Do not pass up on this turnkey Triplex in the heart of the Crenshaw District. The 3 units consist of 2,300 square feet of improvements perched on a 5,953 square foot C2 lot on the world-famous Slauson Ave. The unit mix consists of 3 bed+2 baths, 2 bed, 2 bath & 1 bed, 1 bath units. The 3 bedroom unit has been remodeled and available for immediate owner occupancy. Located in between West and Crenshaw Blvd. put you in the heart of the Crenshaw/Slauson redevelopment area. The Crenshaw line will be 1,000 feet away with the Nipsey Hussle Towers just a few lots away. The density bonuses in the area such as the TOC 3 incentives are fast-tracking major redevelopment projects in the area. This a great chance for a first-time homebuyer (FHA), developer/investor looking for their next redevelopment project or income property.

PROPERTY FEATURES

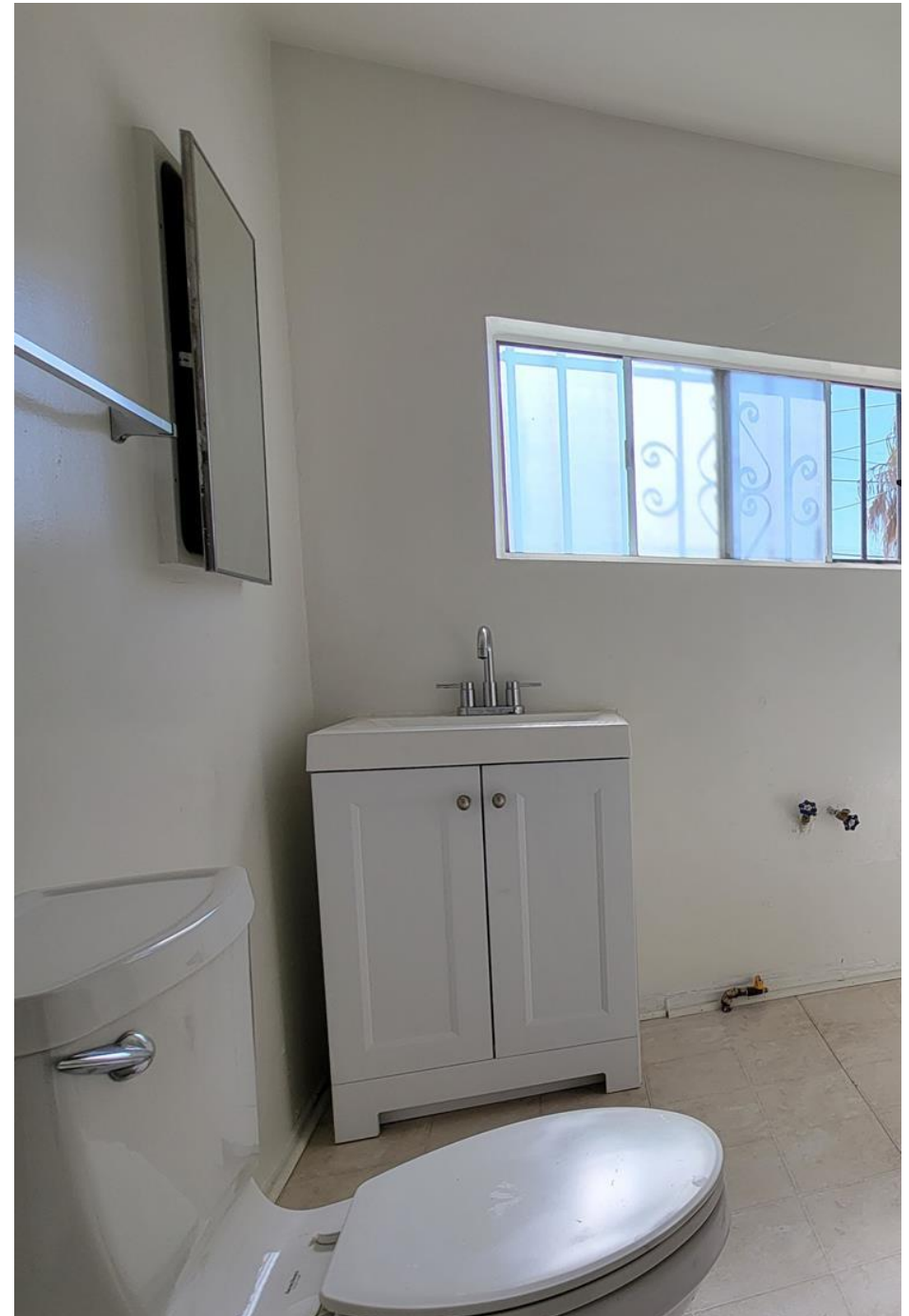
NUMBER OF UNITS	3
BUILDING SF	2,900
LAND SF	5,954
LAND ACRES	.137
YEAR BUILT	1930
# OF PARCELS	1
ZONING TYPE	C2-1VL-SP
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	50x119
NUMBER OF PARKING SPACES	6
PARKING RATIO	2:1

UTILITIES

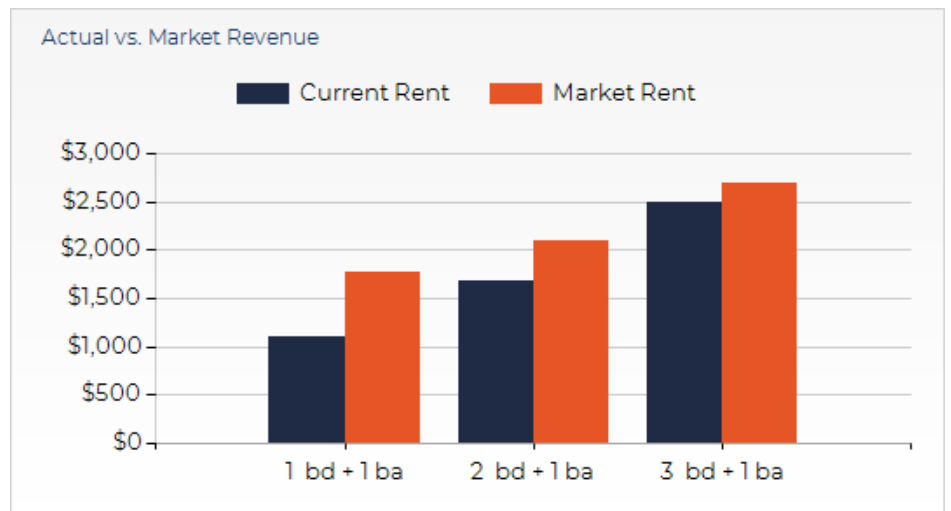
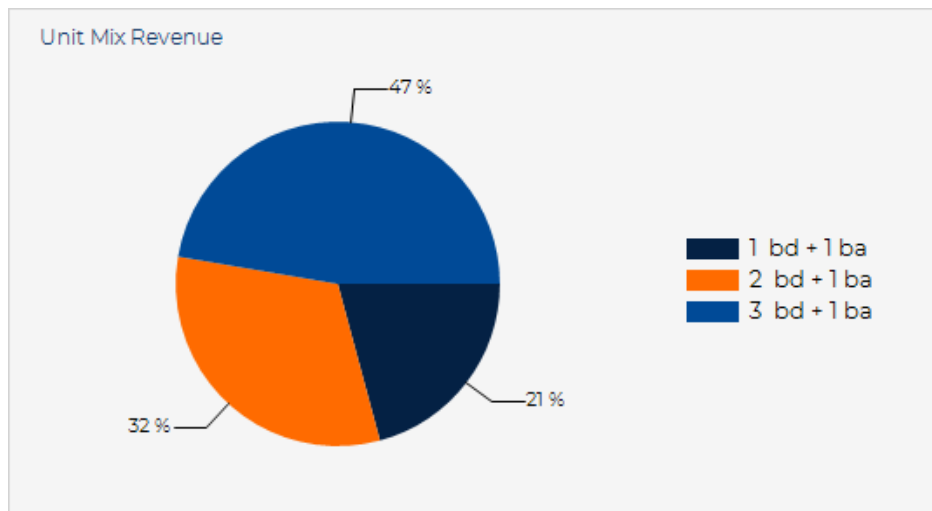
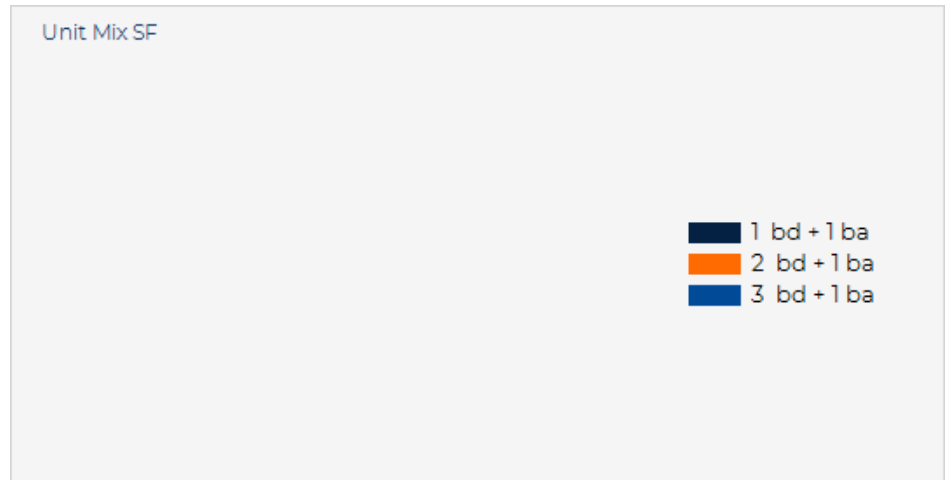
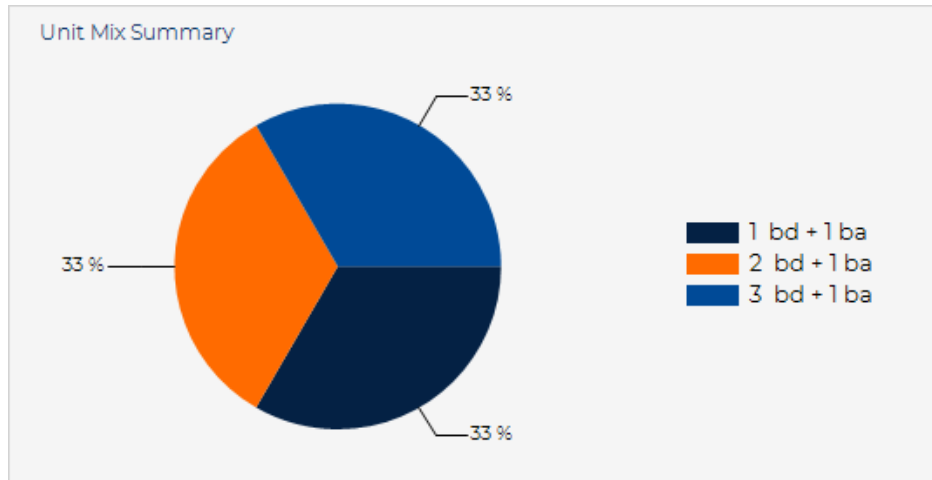
WATER	Landlord
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant
RUBS	Landlord

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco/Wood
PARKING SURFACE	Concrete
ROOF	Flar/Shingles
LANDSCAPING	None



Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	1	0	\$1,100	\$0.00	\$1,100	\$1,765	\$0.00	\$1,765
2 bd + 1 ba	1	0	\$1,686	\$0.00	\$1,686	\$2,100	\$0.00	\$2,100
3 bd + 1 ba	1	0	\$2,500	\$0.00	\$2,500	\$2,700	\$0.00	\$2,700
Totals/Averages	3	0	\$1,762	\$0.00	\$5,286	\$2,188	\$0.00	\$6,565

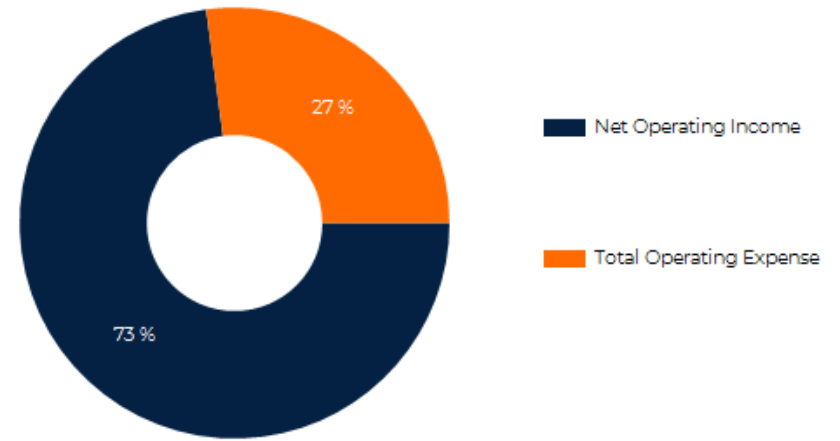


Unit	Unit Mix	Monthly	Market Rent	Notes
Front	1 bd + 1 ba	\$1,100	\$1,765	
Middle	2 bd + 2 ba	\$1,686	\$2,100	
Rear	3 bd + 2 ba	\$2,500	\$2,700	vACANT
Totals/Averages		\$5,286	\$6,565	



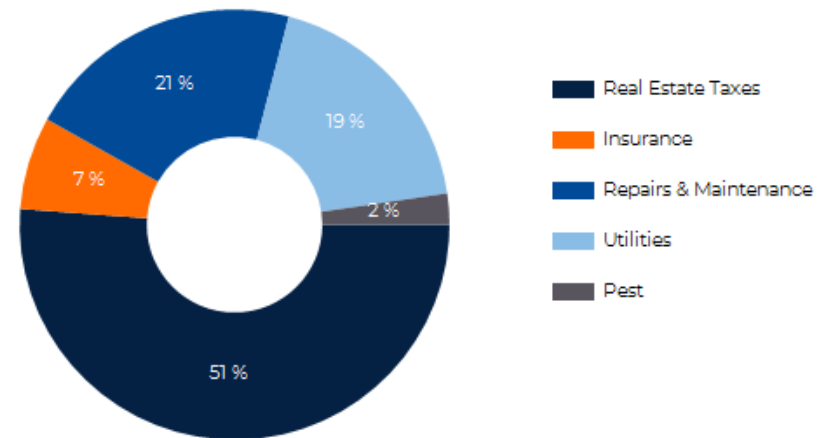
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$63,432	\$78,780
Less: Expenses	\$17,200	\$17,200
Net Operating Income	\$46,232	\$61,580

REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$2,933	\$8,800	\$2,933	\$8,800
Insurance	\$400	\$1,200	\$400	\$1,200
Repairs & Maintenance	\$1,200	\$3,600	\$1,200	\$3,600
Utilities	\$1,067	\$3,200	\$1,067	\$3,200
Pest	\$133	\$400	\$133	\$400
Total Operating Expense	\$5,733	\$17,200	\$5,733	\$17,200
Expense / SF		\$5.93		\$5.93
% of EGI		27.12 %		21.83 %

DISTRIBUTION OF EXPENSES
CURRENT



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	37,974	331,832	1,039,197
2010 Population	37,769	342,455	1,053,349
2020 Population	38,460	349,772	1,089,769
2025 Population	38,559	351,056	1,103,526
2020 African American	21,304	162,225	295,589
2020 American Indian	245	2,337	8,187
2020 Asian	358	7,497	67,043
2020 Hispanic	15,353	163,853	621,102
2020 Other Race	8,886	92,267	342,277
2020 White	5,831	68,466	321,943
2020 Multiracial	1,802	16,540	52,685
2020-2025: Population: Growth Rate	0.25 %	0.35 %	1.25 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,447	19,327	53,585
\$15,000-\$24,999	1,326	13,321	38,779
\$25,000-\$34,999	1,351	12,088	34,963
\$35,000-\$49,999	1,535	15,468	45,819
\$50,000-\$74,999	1,930	20,091	57,271
\$75,000-\$99,999	1,207	12,464	35,931
\$100,000-\$149,999	1,773	14,690	39,616
\$150,000-\$199,999	690	5,205	16,283
\$200,000 or greater	832	5,253	18,610
Median HH Income	\$48,563	\$48,416	\$48,827
Average HH Income	\$75,794	\$69,710	\$72,958

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,686	122,956	350,469
2010 Total Households	12,921	116,826	332,030
2020 Total Households	13,090	117,907	340,858
2025 Total Households	13,067	117,706	343,851
2020 Average Household Size	2.91	2.94	3.14
2000 Owner Occupied Housing	6,452	47,991	113,562
2000 Renter Occupied Housing	6,270	67,109	215,734
2020 Owner Occupied Housing	5,936	44,631	107,101
2020 Renter Occupied Housing	7,153	73,276	233,757
2020 Vacant Housing	1,009	8,982	26,073
2020 Total Housing	14,099	126,889	366,931
2025 Owner Occupied Housing	5,998	45,277	109,455
2025 Renter Occupied Housing	7,069	72,429	234,397
2025 Vacant Housing	1,070	9,710	27,929
2025 Total Housing	14,137	127,416	371,780
2020-2025: Households: Growth Rate	-0.20 %	-0.15 %	0.90 %



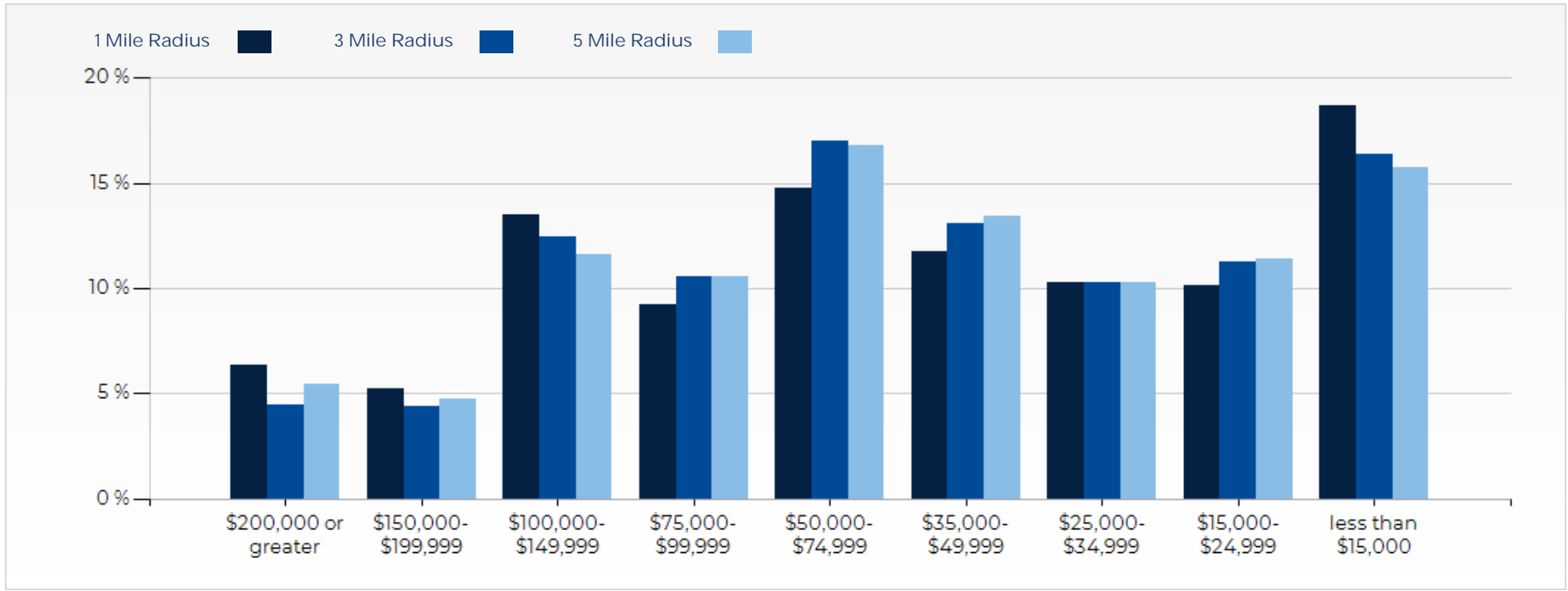
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,704	26,204	86,135
2020 Population Age 35-39	2,447	23,347	75,926
2020 Population Age 40-44	2,220	21,063	66,826
2020 Population Age 45-49	2,285	20,891	65,241
2020 Population Age 50-54	2,463	22,098	64,099
2020 Population Age 55-59	2,668	21,788	60,229
2020 Population Age 60-64	2,366	20,178	53,573
2020 Population Age 65-69	2,048	16,252	42,124
2020 Population Age 70-74	1,517	12,133	30,941
2020 Population Age 75-79	1,068	8,181	20,446
2020 Population Age 80-84	706	5,474	13,249
2020 Population Age 85+	681	5,482	13,332
2020 Population Age 18+	29,567	266,493	818,993
2020 Median Age	38	35	33

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,919	\$53,823	\$52,727
Average Household Income 25-34	\$67,758	\$68,038	\$69,291
Median Household Income 35-44	\$55,843	\$52,912	\$52,238
Average Household Income 35-44	\$84,014	\$75,880	\$79,611
Median Household Income 45-54	\$67,887	\$63,319	\$62,549
Average Household Income 45-54	\$96,196	\$86,584	\$91,766
Median Household Income 55-64	\$53,202	\$51,584	\$51,896
Average Household Income 55-64	\$80,891	\$74,482	\$78,011
Median Household Income 65-74	\$39,585	\$38,324	\$38,796
Average Household Income 65-74	\$65,832	\$58,373	\$59,727
Average Household Income 75+	\$51,249	\$44,077	\$45,315

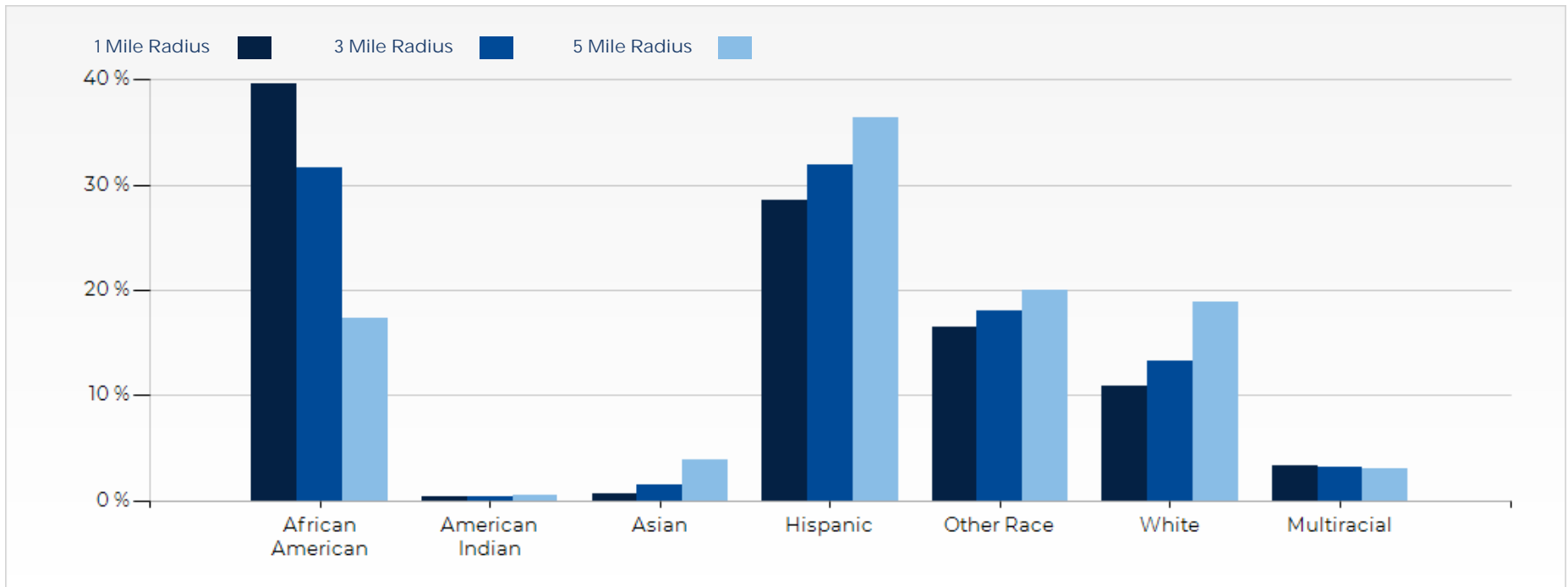
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,785	27,603	91,699
2025 Population Age 35-39	2,714	25,189	80,371
2025 Population Age 40-44	2,511	23,117	73,108
2025 Population Age 45-49	2,237	20,797	64,696
2025 Population Age 50-54	2,282	20,520	62,580
2025 Population Age 55-59	2,443	21,102	60,461
2025 Population Age 60-64	2,418	20,316	55,501
2025 Population Age 65-69	2,232	18,066	47,672
2025 Population Age 70-74	1,769	14,033	36,535
2025 Population Age 75-79	1,273	10,220	26,167
2025 Population Age 80-84	811	6,219	15,758
2025 Population Age 85+	739	5,879	14,450
2025 Population Age 18+	29,918	270,964	841,334
2025 Median Age	39	37	34

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,604	\$58,433	\$57,960
Average Household Income 25-34	\$71,258	\$75,913	\$79,157
Median Household Income 35-44	\$66,680	\$60,569	\$59,145
Average Household Income 35-44	\$96,572	\$86,961	\$90,531
Median Household Income 45-54	\$75,107	\$70,108	\$69,719
Average Household Income 45-54	\$106,322	\$97,094	\$104,031
Median Household Income 55-64	\$59,706	\$57,322	\$57,299
Average Household Income 55-64	\$91,084	\$85,543	\$89,622
Median Household Income 65-74	\$43,880	\$41,576	\$41,899
Average Household Income 65-74	\$76,860	\$66,711	\$68,554
Average Household Income 75+	\$58,731	\$50,387	\$52,291

2020 Household Income



2020 Population by Race



C2 Zoned Triplex

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
3106662246
arminsoleimani@gmail.com
Lic: 01846872



Mr. Julio Ruiz

Broker
8185240706
ziuroiluj@gmail.com
Lic: 01911261

