

NEWLY CONSTRUCTED 4-PLEX

1245 S. Catalina St. | Los Angeles, CA

Offering Memorandum

REAL 6% CAP RATE

Armin Soleimani
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GLOBAL
PLATINUM
PROPERTIES

Newly Constructed 4-Plex

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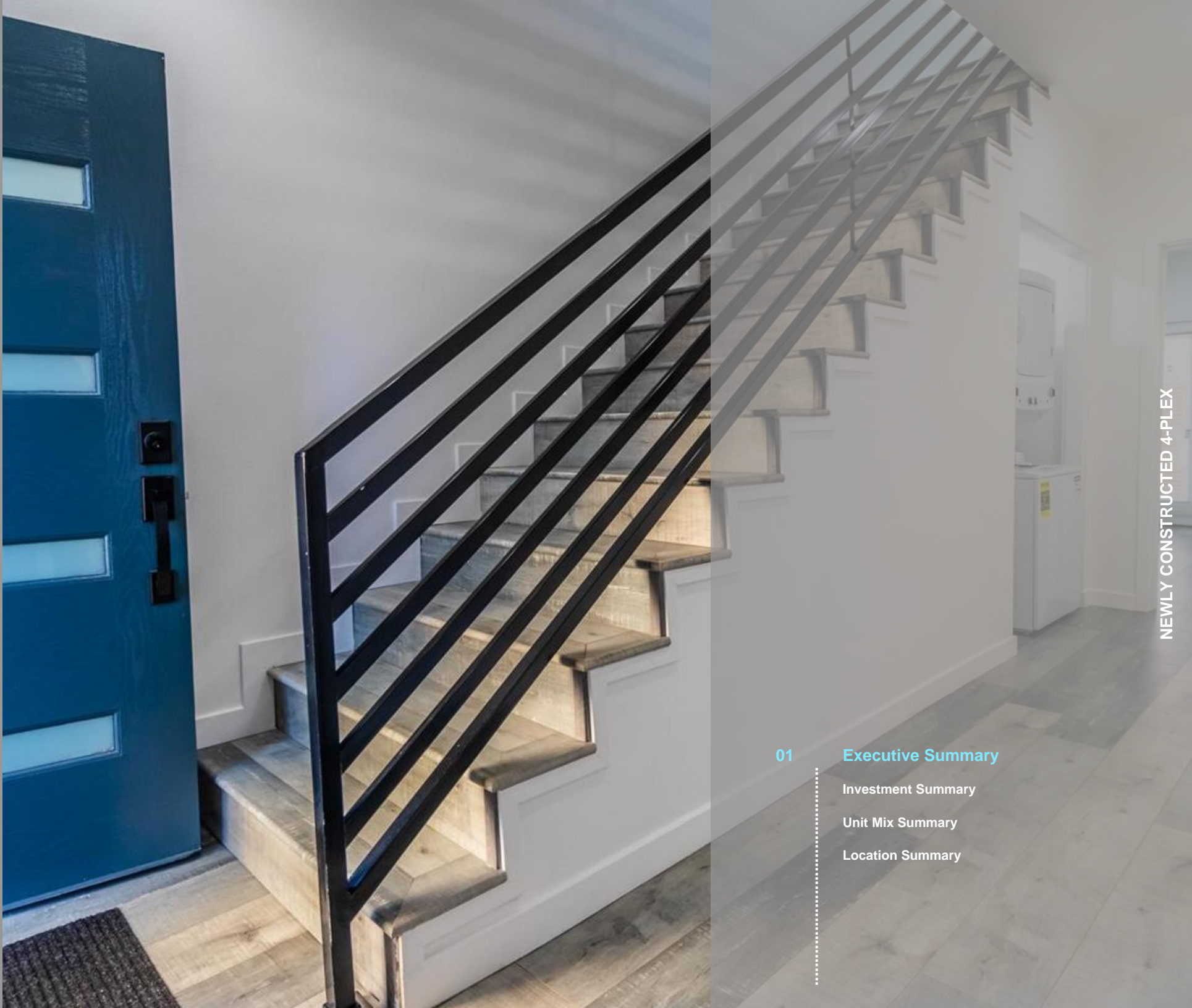


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4311 S. Wilshire Blvd., #506
Los Angeles, CA 90010



01 **Executive Summary**

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1245 S. Catalina St. Los Angeles CA 90006
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	5078031011
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

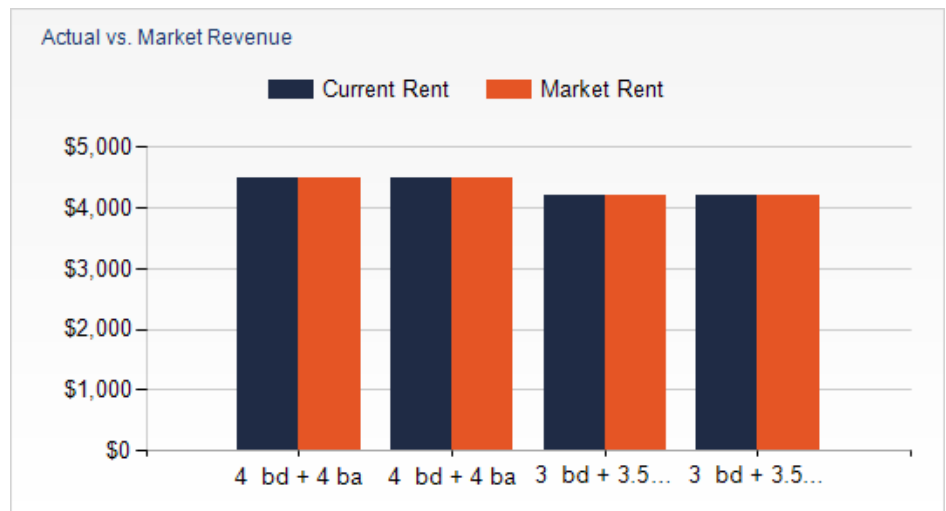
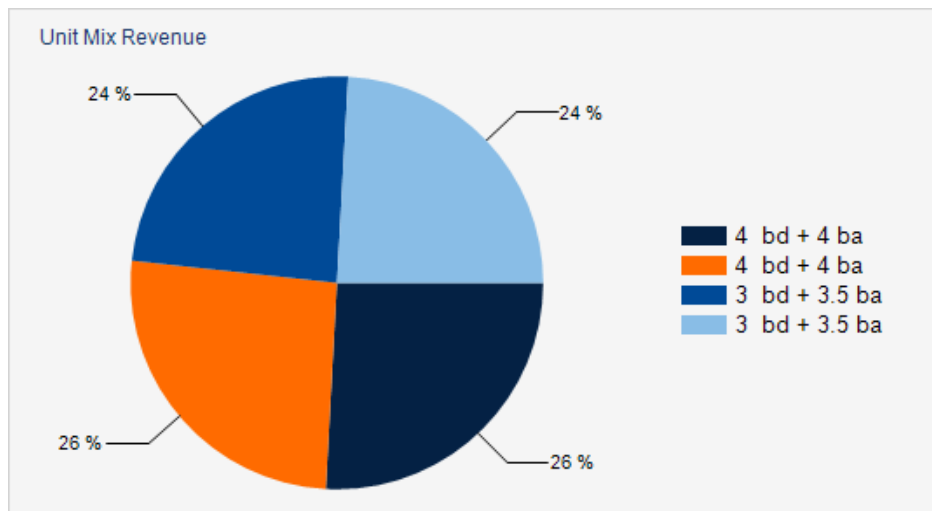
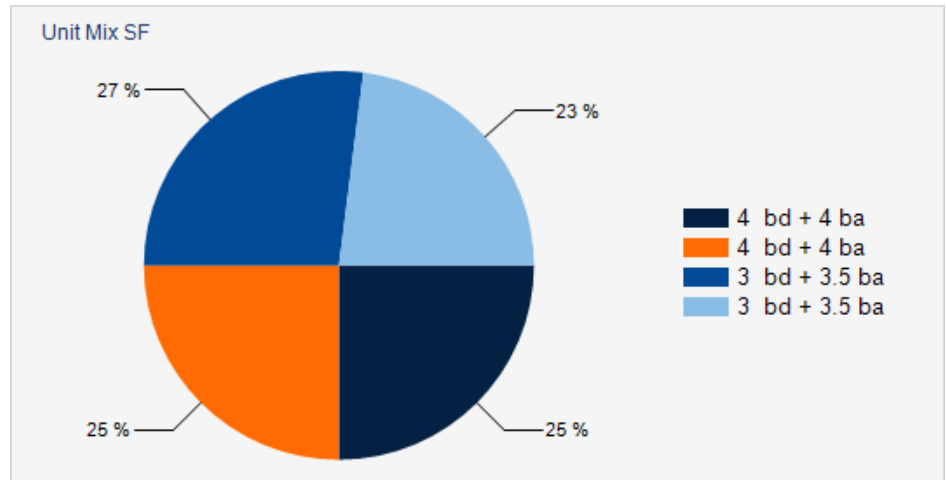
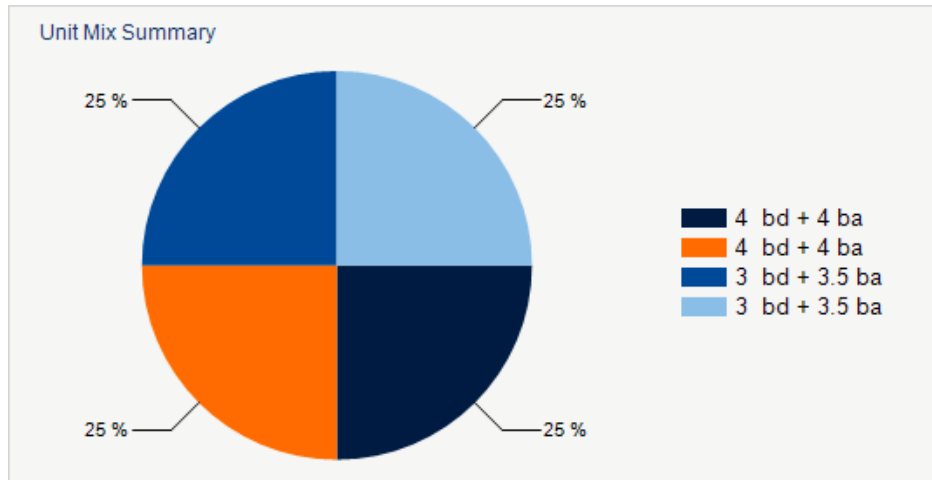
OFFERING PRICE	\$2,599,000
PRICE PSF	\$419.06
PRICE PER UNIT	\$649,750
OCCUPANCY	100.00 %
NOI (CURRENT)	\$172,300
NOI (Pro Forma)	\$172,300
CAP RATE (CURRENT)	6.63 %
CAP RATE (Pro Forma)	6.63 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	104,333	653,420	1,327,422
2020 Median HH Income	\$35,705	\$40,838	\$46,879
2020 Average HH Income	\$48,911	\$64,536	\$74,024

**New Construction**

- Just completed Nov. 2020... This 4-Plex is new, fresh, modern, and perfect for any investor. Located a short distance west of Downtown LA. The 2(X) 3-story structures boast four separately metered and separately addressed townhome-style units (some with Views of DTLA). Fifth common area electric meter for easy management. All interiors have been finished to a high standard of design with gorgeous & modern kitchens with all stainless steel appliances included. The contemporary bathrooms feature individual styling with gorgeous tiles and fixtures throughout. There are eight parking spaces in total, (two per unit.) Tankless water heaters, water recapture systems, in-unit washer & dryer, and gated yards, Located near Downtown LA, K-Town, Hollywood, Fairfax & easy access to the West-Side. Easy access to the 101 and 110 freeways and major thoroughfares.

Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
4 bd + 4 ba	1	1,578	\$4,500	\$2.85	\$4,500	\$4,500	\$2.85	\$4,500
4 bd + 4 ba	1	1,547	\$4,500	\$2.91	\$4,500	\$4,500	\$2.91	\$4,500
3 bd + 3.5 ba	1	1,652	\$4,200	\$2.54	\$4,200	\$4,200	\$2.54	\$4,200
3 bd + 3.5 ba	1	1,425	\$4,200	\$2.95	\$4,200	\$4,200	\$2.95	\$4,200
Totals/Averages	4	1,551	\$4,350	\$2.81	\$17,400	\$4,350	\$2.81	\$17,400



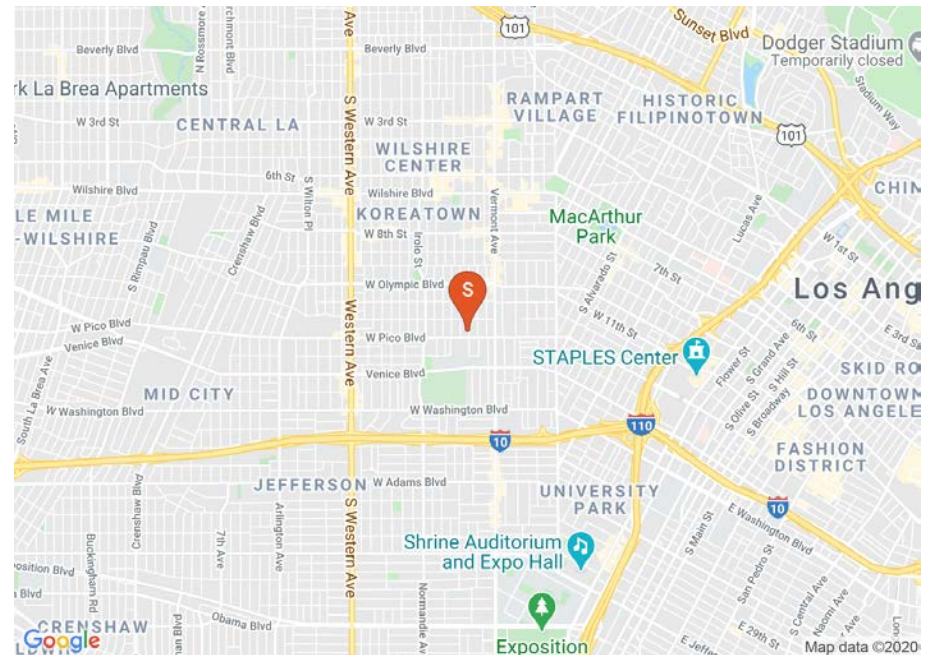
Hot rental market

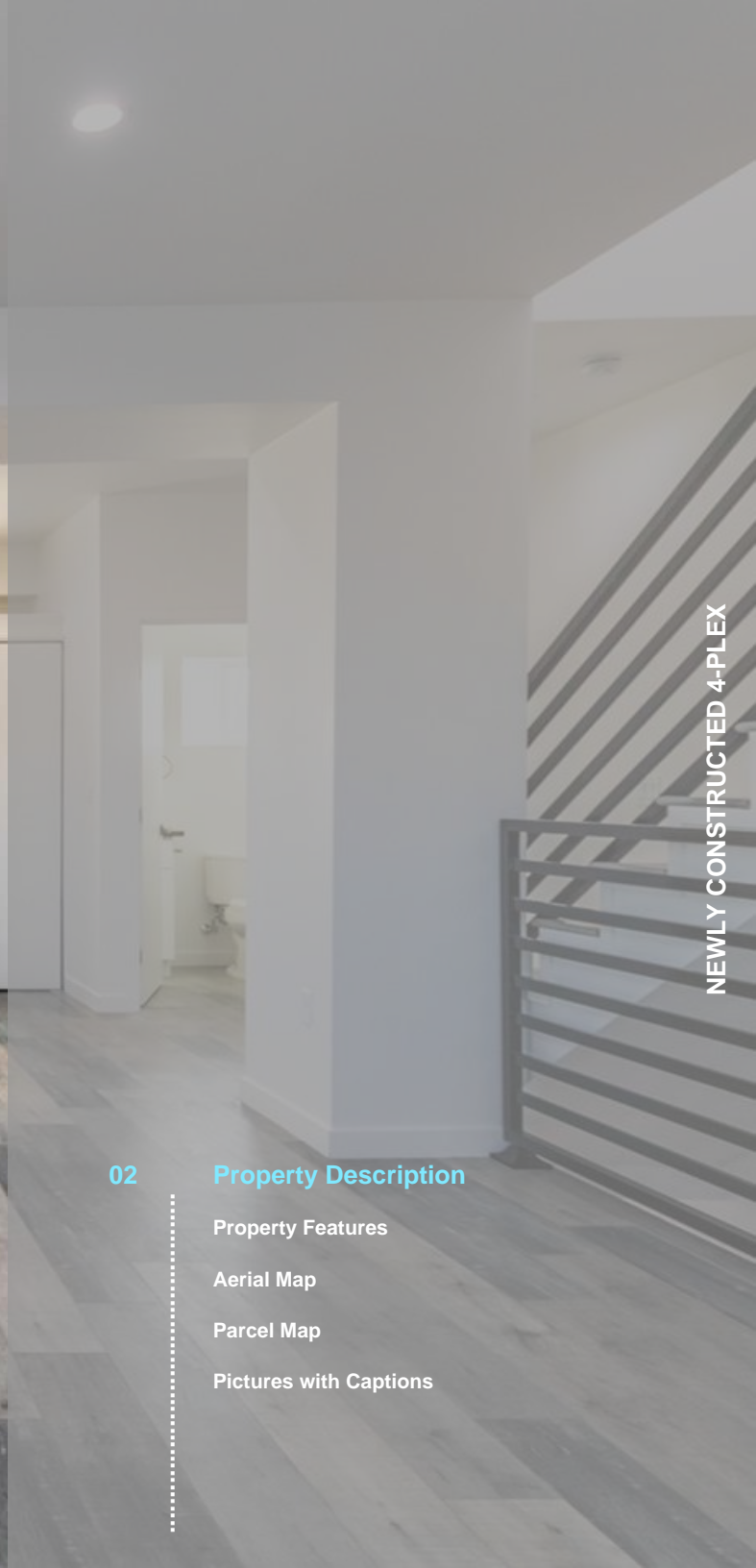
- Located just north of Pico Blvd and west of Vermont Ave. Easy access to DTLA, K-Town, 110 Fwy, 10 Fwy and most major streets and highways. Excellent walking score with plenty of access to multiple public transportation options.

Regional Map



Locator Map





02 **Property Description**

Property Features

Aerial Map

Parcel Map

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

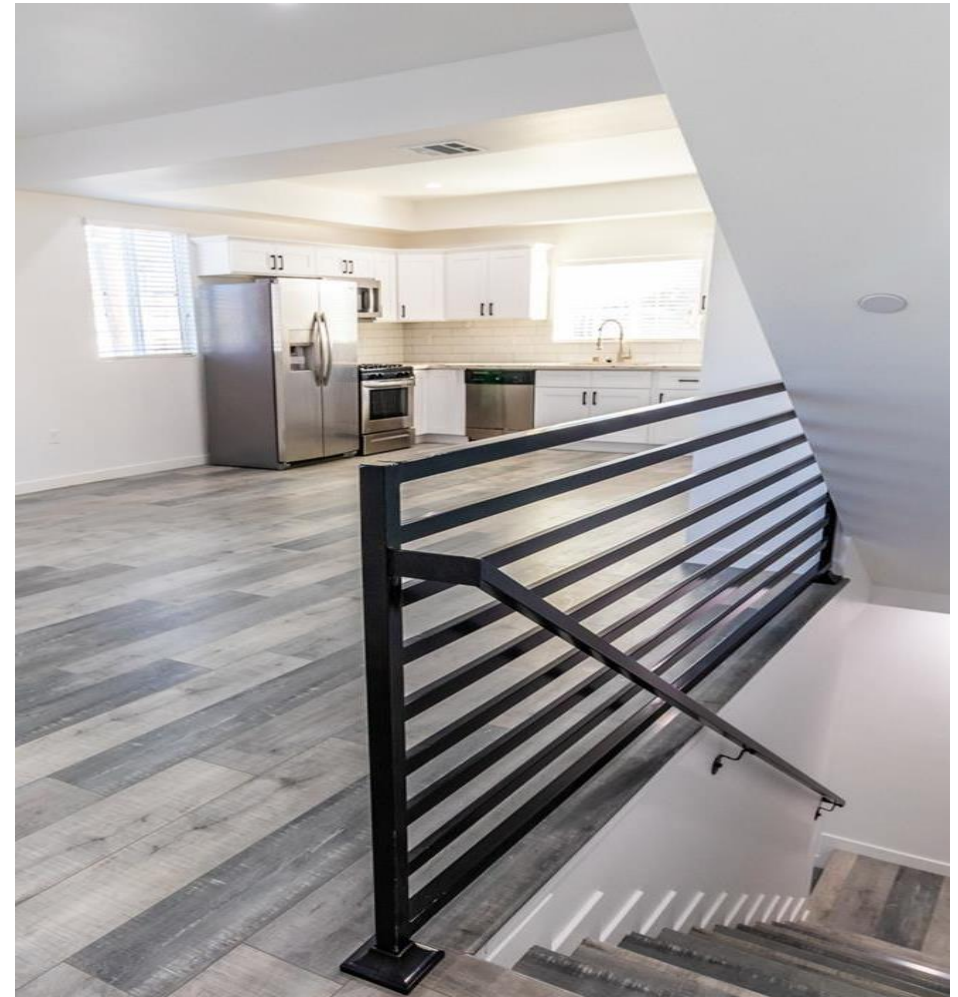
HVAC	Central
FIRE SPRINKLERS	None

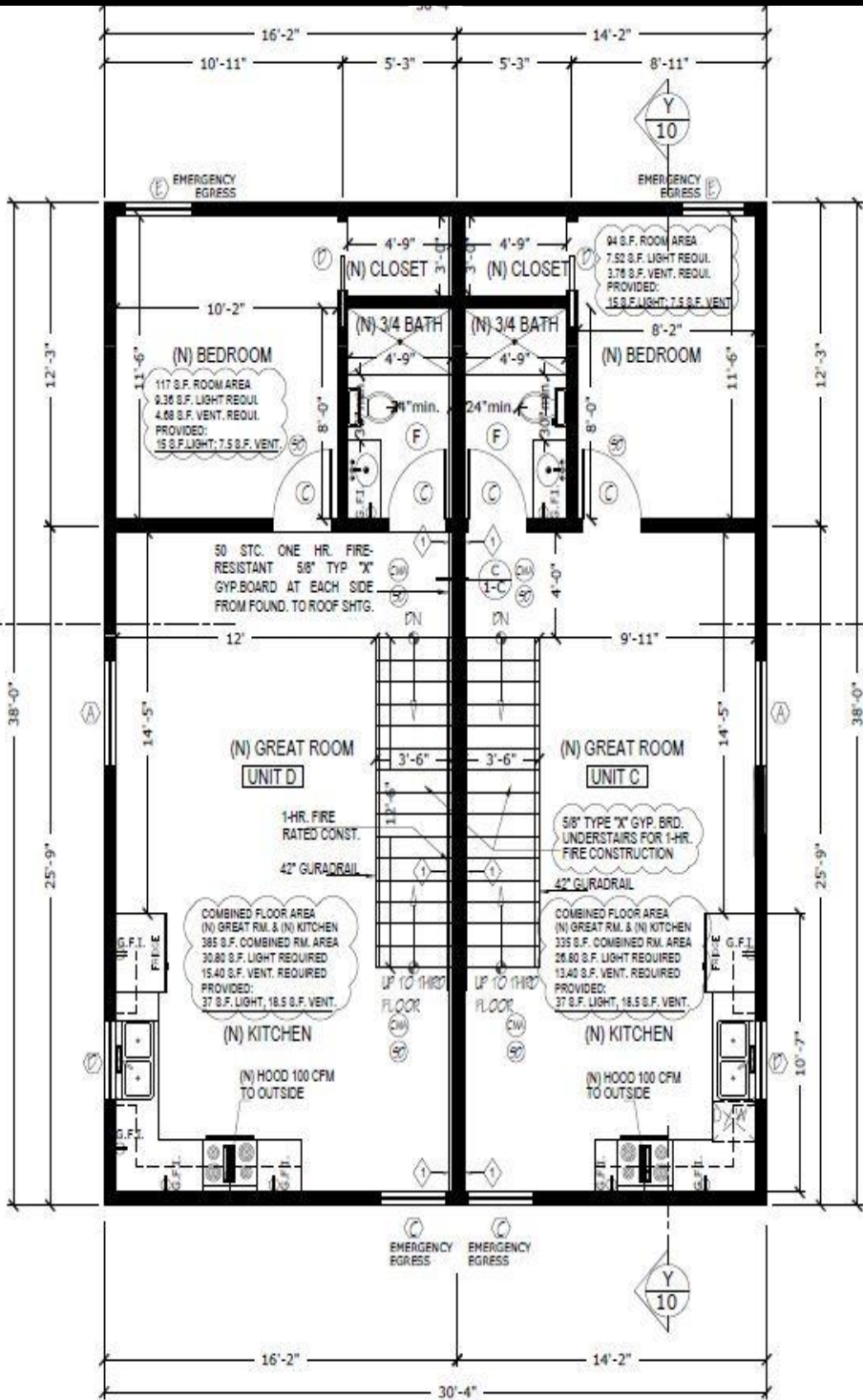
UTILITIES

WATER	Tenant
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant
RUBS	Tenant

CONSTRUCTION

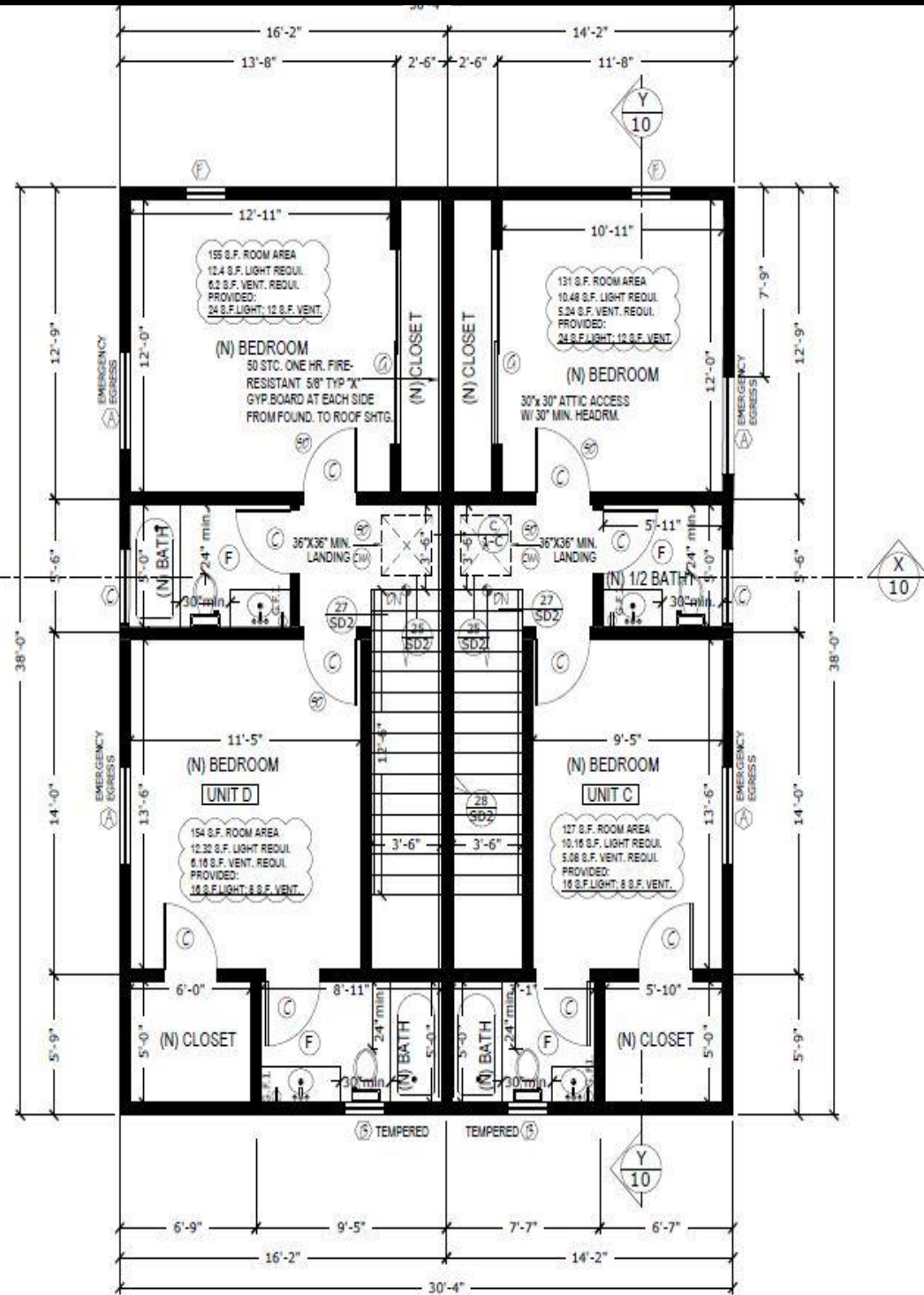
FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	Flat
STYLE	Contemporary
LANDSCAPING	Drought Resistant





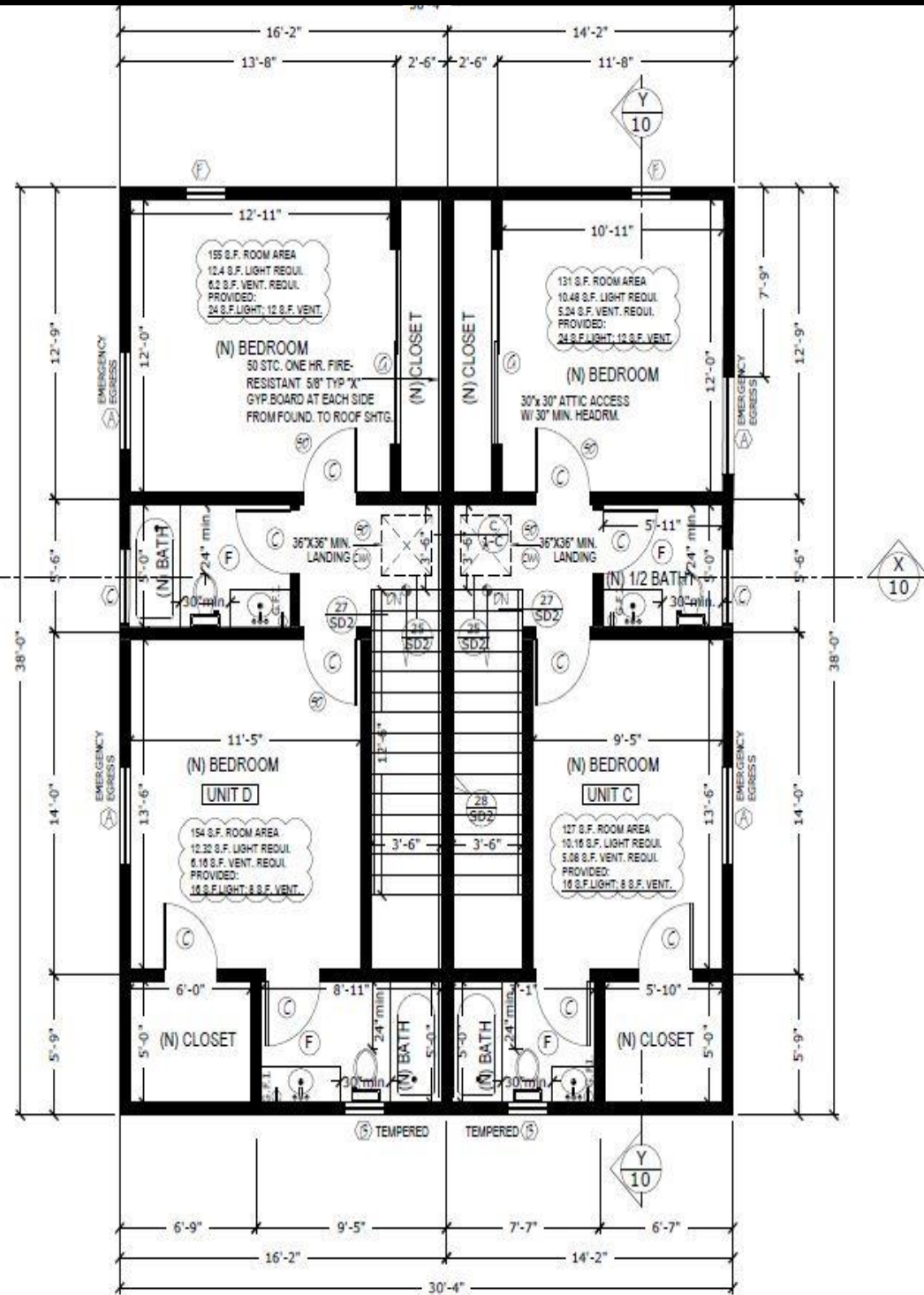
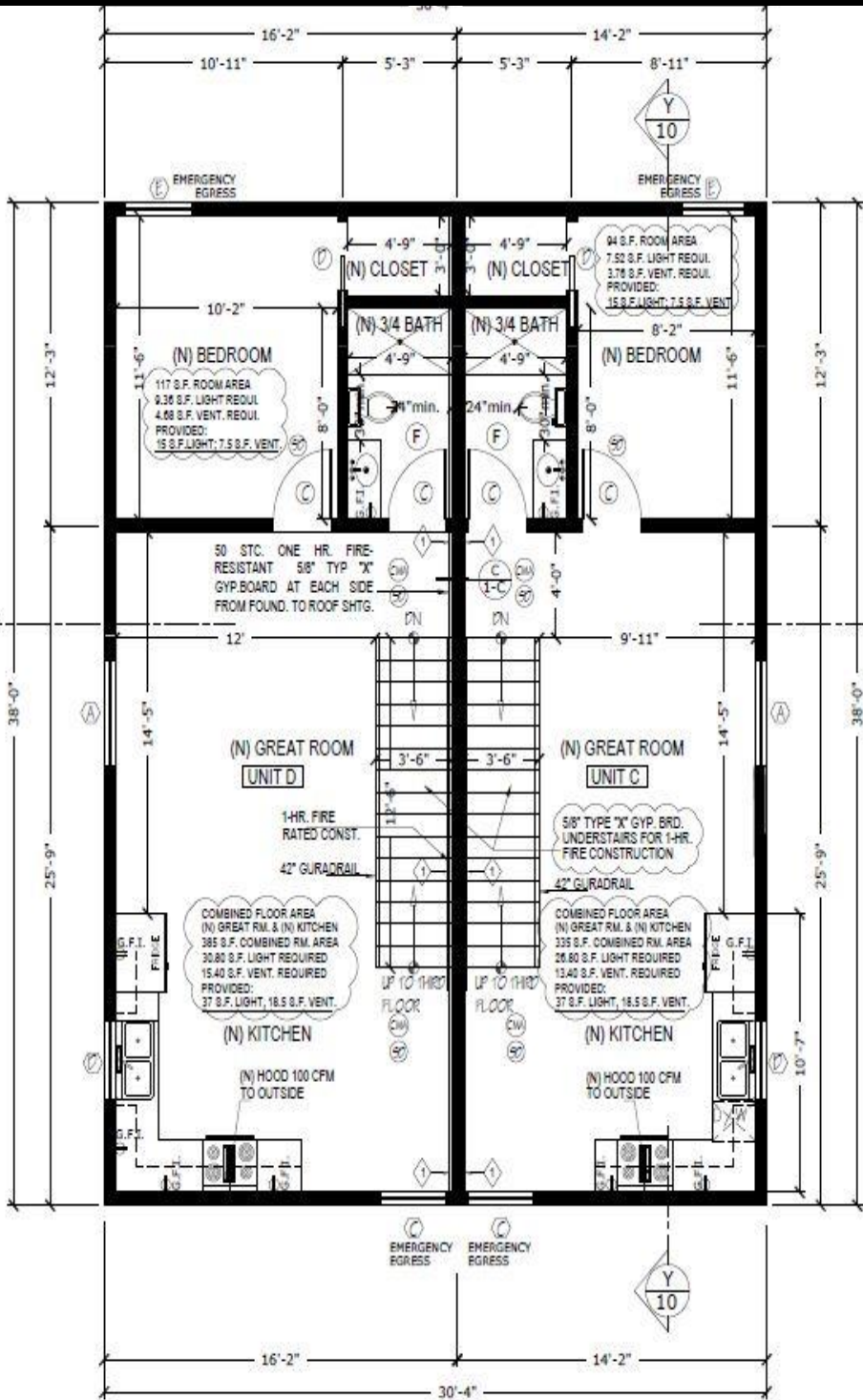
SECOND FLOOR PLAN — BUILDING 2

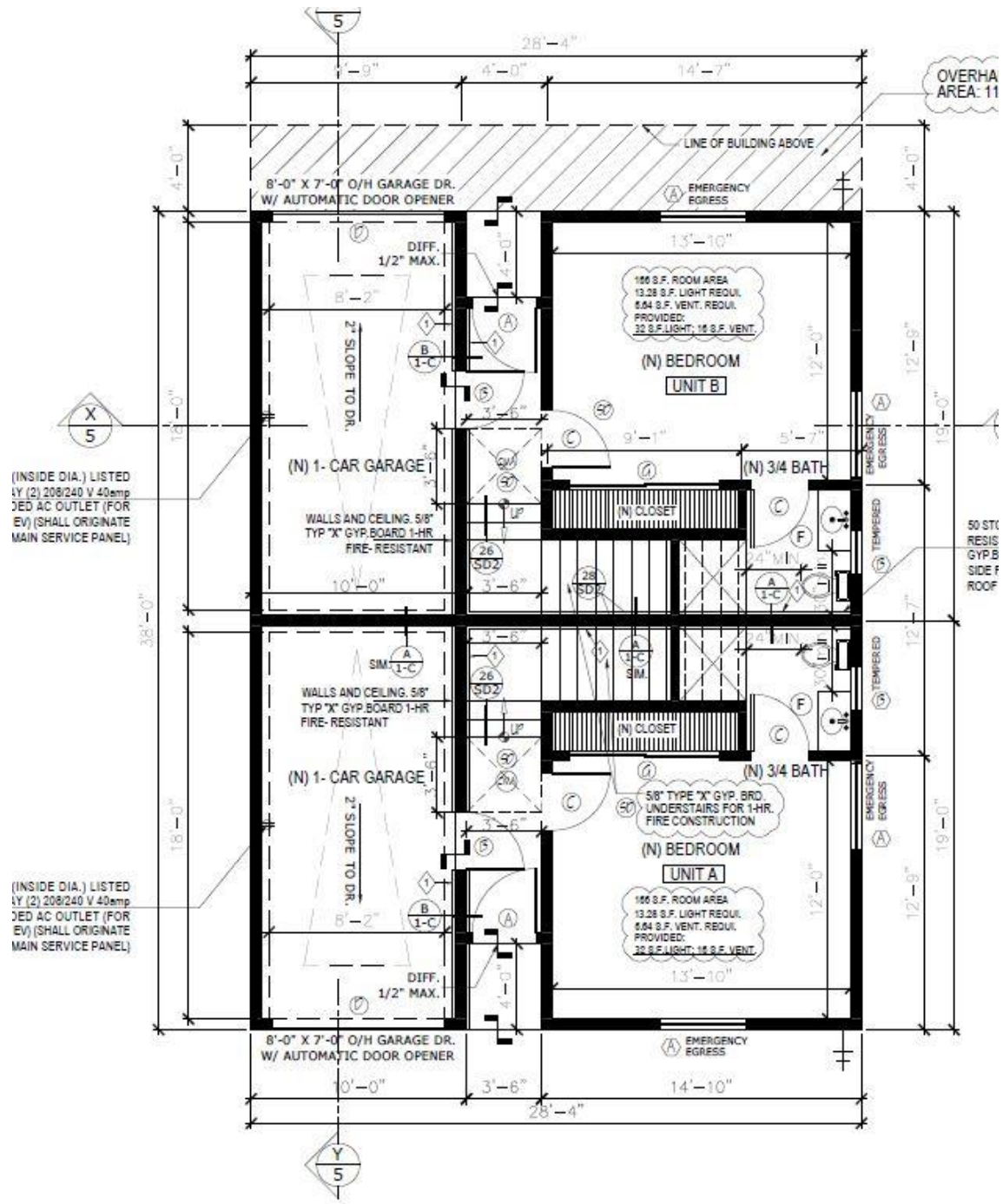
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN — BUILDING 2

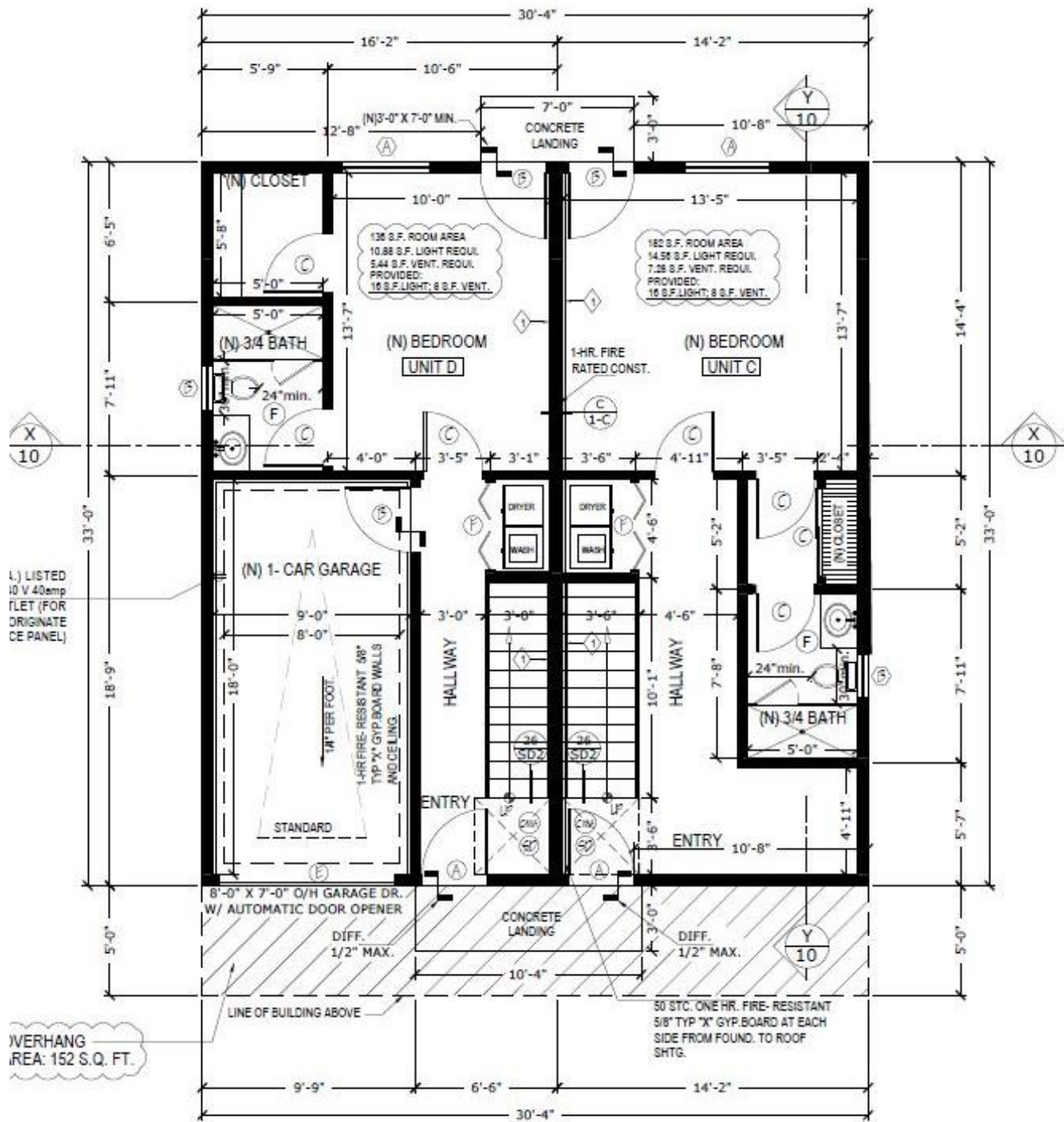
SCALE: 1/4" = 1'-0"





FIRST FLOOR PLAN — BUILDING 1

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



1.) LISTED 10 V 40amp PANEL (FOR ORIGINATE CE PANEL)

OVERHANG AREA: 152 S.Q. FT.

FIRST FLOOR PLAN — BUILDING 2



03

Rent Comps

Uploaded Rent Comparables



APPRAISAL OF REAL PROPERTY



LOCATED AT

1243 S Catalina St
Los Angeles, CA 90006

FOR

First Republic Bank
111 Pine Street
San Francisco, CA 94111
Appraisal Desk

AS OF

09/24/2020

BY

Byron K. Jantz
JANTZ APPRAISAL COMPANY
13547 Ventura Boulevard, Suite 434
Sherman Oaks, CA 91423
(818) 788-2538
appraisalcoordinator@jantzco.com

Small Residential Income Property Appraisal Report

111-07727878
File # 37459

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 2,300,000 to \$ 2,598,800		There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 2,300,000 to \$ 3,100,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	1243 S Catalina St Los Angeles, CA 90006	1130 Fedora St Los Angeles, CA 90006	1522 Arapahoe St Los Angeles, CA 90006	1325 W 37th Dr Los Angeles, CA 90007			
Proximity to Subject		0.21 miles NW	0.61 miles SE	1.98 miles S			
Sale Price	\$	\$ 2,550,000	\$ 3,100,000	\$ 2,300,000			
Sale Price/Gross Bldg. Area	\$ sq.ft.	\$ 431.18 sq.ft.	\$ 363.21 sq.ft.	\$ 425.93 sq.ft.			
Gross Monthly Rent	\$ 16,600	\$ 16,000/Est	\$ 19,100	\$ 13,500			
Gross Rent Multiplier		159.38	162.30	170.37			
Price per Unit	\$	\$ 637,500	\$ 775,000	\$ 766,667			
Price per Room	\$	\$ 127,500	\$ 124,000	\$ 153,333			
Price per Bedroom	\$	\$ 212,500	\$ 182,353	\$ 255,556			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)		RealQuest/MLS#19482412	RealQuest/MLS#DW19180364	RealQuest/MLS#20556814			
Verification Source(s)		DOM-36/Doc#299231	DOM-158/Doc#56142	DOM-0/Doc#326107			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sale or Financing Concessions		Not Public No Concessions		Not Public No Concessions		Conventional No Concessions	
Date of Sale/Time		03/13/2020		01/15/2020		03/19/2020	
Location	Average	Average		Average		Average	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5906 sf	5908 sf		6909 sf	-5,000	6605 sf	
View	Residential	Residential		Residential		Residential	
Design (Style)	Contemporary	Contemporary		Contemporary		Contemporary	
Quality of Construction	Good	Good		Good		Average/Inferior	+100,000
Actual Age	0	1		1		2	
Condition	Good	Good		Good		Good	
Gross Building Area	6,600	5,914	+68,500	8,535	-193,500	5,400	+120,000
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Unit # 1	5 3 3.1	5 3 3.0	+5,000	7 5 4.0	-25,000	5 3 4.0	-5,000
Unit # 2	5 3 3.1	5 3 3.0	+5,000	6 4 3.0	-5,000	5 3 4.0	-5,000
Unit # 3	6 4 4.0	5 3 3.0	+20,000	6 4 5.0	-10,000	5 3 4.0	+10,000
Unit # 4	6 4 3.1	5 3 3.0	+15,000	6 4 4.0	-5,000		+75,000
Basement Description	0	0sf		0sf		0sf	
Basement Finished Rooms	0	0		0		0	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FAU/Central	FAU/Central		FAU/Central		FAU/Central	
Energy Efficient Items	None	None		None		None	
Parking On/Off Site	3 Car Garage	8 Car Garage	-25,000	2 Car Garage	+5,000	Open Parking	+15,000
Porch/Patio/Deck	Patio/Stoops	Patio/Stoops/Deck		Patio/Stoops		Patio/Stoops	
Pool/Spa	None	None		None		None	
Other Item	None	None		None		None	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 88,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -238,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 310,000
Adjusted Sale Price of Comparables		Net Adj. 3.5 % Gross Adj. 5.4 %	\$ 2,638,500	Net Adj. 7.7 % Gross Adj. 8.0 %	\$ 2,861,500	Net Adj. 13.5 % Gross Adj. 14.3 %	\$ 2,610,000
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		\$ 659,625		\$ 715,375		\$ 870,000	
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		\$ 131,925		\$ 114,460		\$ 174,000	
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		\$ 219,875		\$ 168,324		\$ 290,000	
Value per Unit	\$ 662,500 X 4	Units = \$ 2,650,000		Value per GBA \$ 401.51 X 6,600	GBA = \$ 2,649,966		
Value per Rm.	\$ 120,454 X 22	Rooms = \$ 2,649,988		Value per Bdrms. \$ 189,286 X 14	Bdrms. = \$ 2,650,004		
Summary of Sales Comparison Approach including reconciliation of the above indicators of value.				See attached addenda.			

Indicated Value by Sales Comparison Approach \$	2,650,000
Total gross monthly rent \$	16,600 X gross rent multiplier (GRM) 160 = \$ 2,656,000
Comments on income approach including reconciliation of the GRM	The Gross Rent Multiplier (GRM) used in this report was obtained from sales comparables used in this report and given consideration to the subject's highest income earning potential.

Indicated Value by:	Sales Comparison Approach \$ 2,650,000	Income Approach \$ 2,656,000	Cost Approach (if developed) \$ 2,653,500
See attached addenda.			

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This report is made "SUBJECT TO" completion per plans and specifications and review of the Certificate of Occupancy and connection to utilities.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 2,650,000 , as of 09/24/2020 , which is the date of inspection and the effective date of this appraisal.

Engagement Letter

Client	First Republic Bank						
Property Address	1243 S Catalina St						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90006
Client	First Republic Bank						



FIRST REPUBLIC BANK

It's a privilege to serve you®

RESIDENTIAL APPRAISAL ENGAGEMENT LETTER

This letter is attached to and made a part of the Appraisal Services Agreement, as may be amended from time to time ("Agreement"), between First Republic Bank ("Bank") and Byron Jantz ("Appraiser").

Appraiser's receipt of a copy of this Residential Appraisal Commitment Letter ("Letter") containing the prospective borrower's name, address of the property to be appraised, due date for the appraisal report and corresponding Mercury Network order (or other similar report containing transaction and/or property details) shall serve as Bank's agreement to engage Appraiser to provide an appraisal report pursuant to the terms and conditions in the Agreement and the requirements below.

In order to protect the health and safety of our valuation partners and clients, and comply with city and state mandates regarding the COVID-19 pandemic, the Bank is currently requiring that all appraisals be completed with either no inspection, or exterior inspection only. In place of interior inspections, we are asking our appraisers to work with our borrowers and/or their agents to obtain photos and information to confirm current property characteristics and condition.

Please refer to the special instruction in Mercury as a supplement to the scope of work in this engagement letter. These instructions will inform you whether the Bank is requesting no inspection or an exterior inspection only.

For questions regarding this two-fold approach to inspections or if you have issues acquiring photos or other information critical to assessing property condition, kindly email appraisals2@firstrepublic.com

1. Assignment Details

Loan Number: 111-07727878

Property address: 1243 South Catalina Street Los Angeles CA 90006

Appraisal report due date: 9/30/2020

Fee: \$865.00

Intended use of appraisal report: Underwriting a federally related residential real estate loan. Intended users: See requirements below.

All communication regarding the assignment must go through the Collateral Valuations Department of the Bank.

The appraiser must stop and call the Bank if there is

- a. Any evidence of potential marijuana cultivation, processing or selling, or any other potentially illegal activity on site;
- b. Health or safety issues;
- c. Illegal additions and uses atypical to the neighborhood.



04 On Market Comps
On Market Comparables

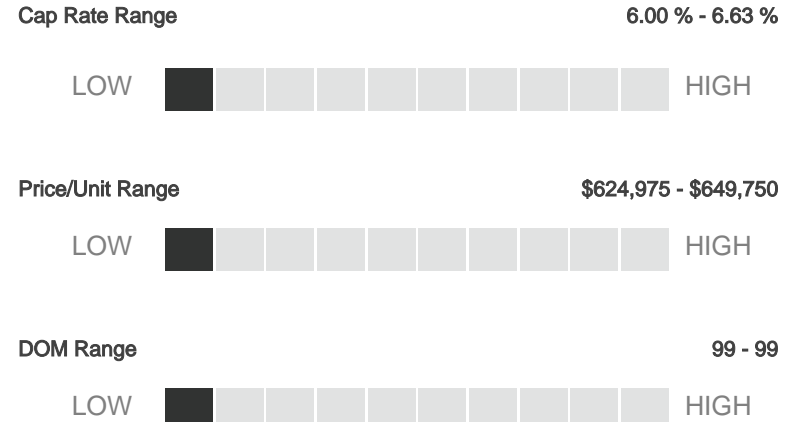
1



Contemporary 4 Unit

1330 Arapahoe ST
Los Angeles, CA 90006

TOTAL UNITS	4
YEAR BUILT	2020
ASKING PRICE	\$2,499,900
PRICE/UNIT	\$624,975
PRICE/SF	\$378.20
CAP RATE	6.00 %
BUILDING SF	6,610
LAND SF	6,210
DAYS ON MARKET	99
DISTANCE	0.6 miles



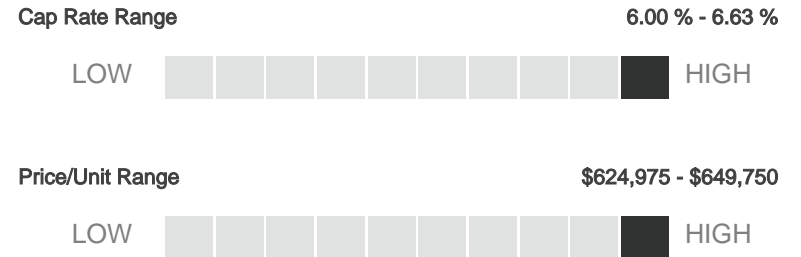
S



Newly Constructed 4-Plex

1245 S. Catalina St.
Los Angeles, CA 90006

TOTAL UNITS	4
YEAR BUILT	2020
ASKING PRICE	\$2,599,000
PRICE/UNIT	\$649,750
PRICE/SF	\$419.06
CAP RATE	6.63 %
OCCUPANCY	100.00 %
BUILDING SF	6,202
LAND SF	5,900





05

Sale Comps

Sale Comparables

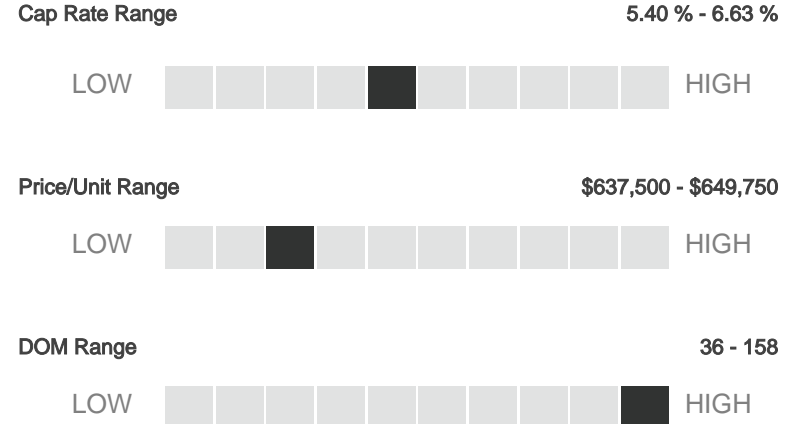
1



New Fourplex

1522 Arapahoe ST
Los Angeles, CA 90006

TOTAL UNITS	5
YEAR BUILT	2019
SALE PRICE	\$3,200,000
PRICE/UNIT	\$640,000
PRICE/SF	\$374.93
CAP RATE	5.98 %
BUILDING SF	8,535
LAND SF	6,909
CLOSING DATE	1/15/2020
DAYS ON MARKET	158
DISTANCE	0.8 miles



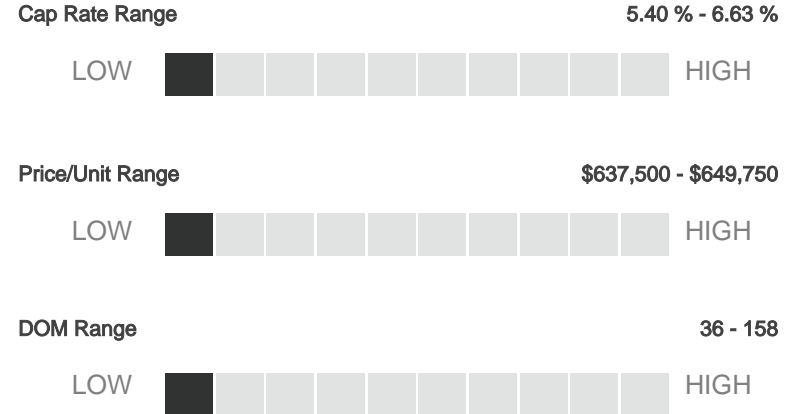
2



Tri-level townhome 4-Plex

1130 FEDORA ST
Los Angeles, CA 90006

TOTAL UNITS	4
YEAR BUILT	2019
SALE PRICE	\$2,550,000
PRICE/UNIT	\$637,500
PRICE/SF	\$431.18
CAP RATE	5.40 %
GRM	14.35
BUILDING SF	5,914
LAND SF	5,908
CLOSING DATE	3/13/2020
DAYS ON MARKET	36
DISTANCE	0.3 miles



S



Newly Constructed 4-Plex

1245 S. Catalina St.
Los Angeles, CA 90006

TOTAL UNITS	4
YEAR BUILT	2020
ASKING PRICE	\$2,599,000
PRICE/UNIT	\$649,750
PRICE/SF	\$419.06
CAP RATE	6.63 %
OCCUPANCY	100.00 %
BUILDING SF	6,202
LAND SF	5,900

Cap Rate Range 5.40 % - 6.63 %



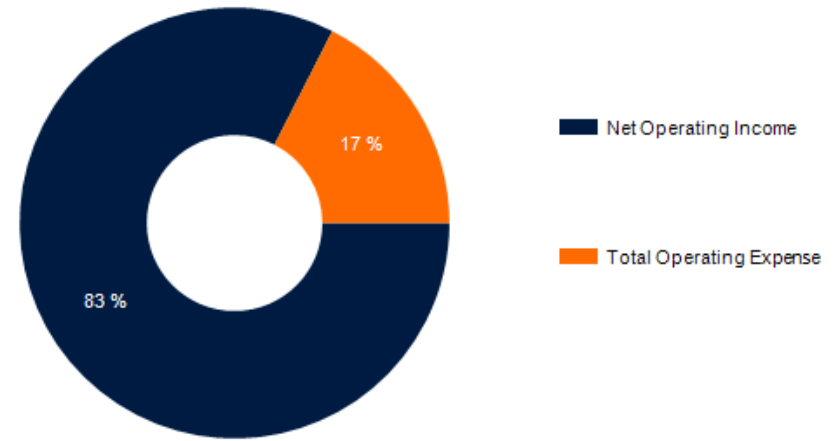
Price/Unit Range \$637,500 - \$649,750





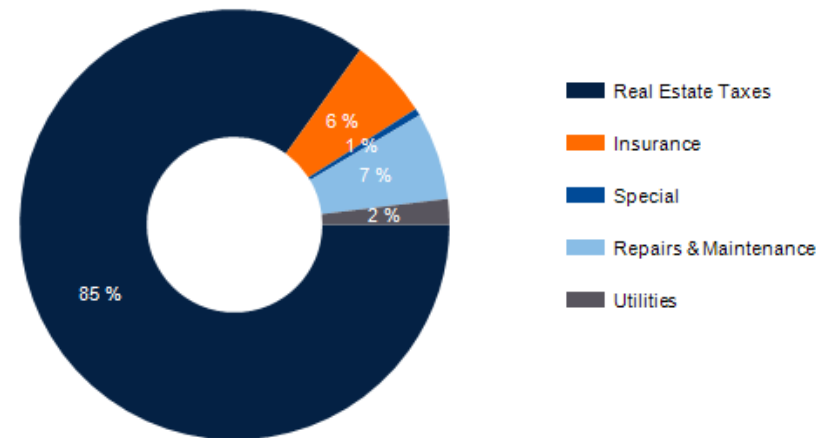
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$208,800	\$208,800
Less: Expenses	\$36,500	\$36,500
Net Operating Income	\$172,300	\$172,300

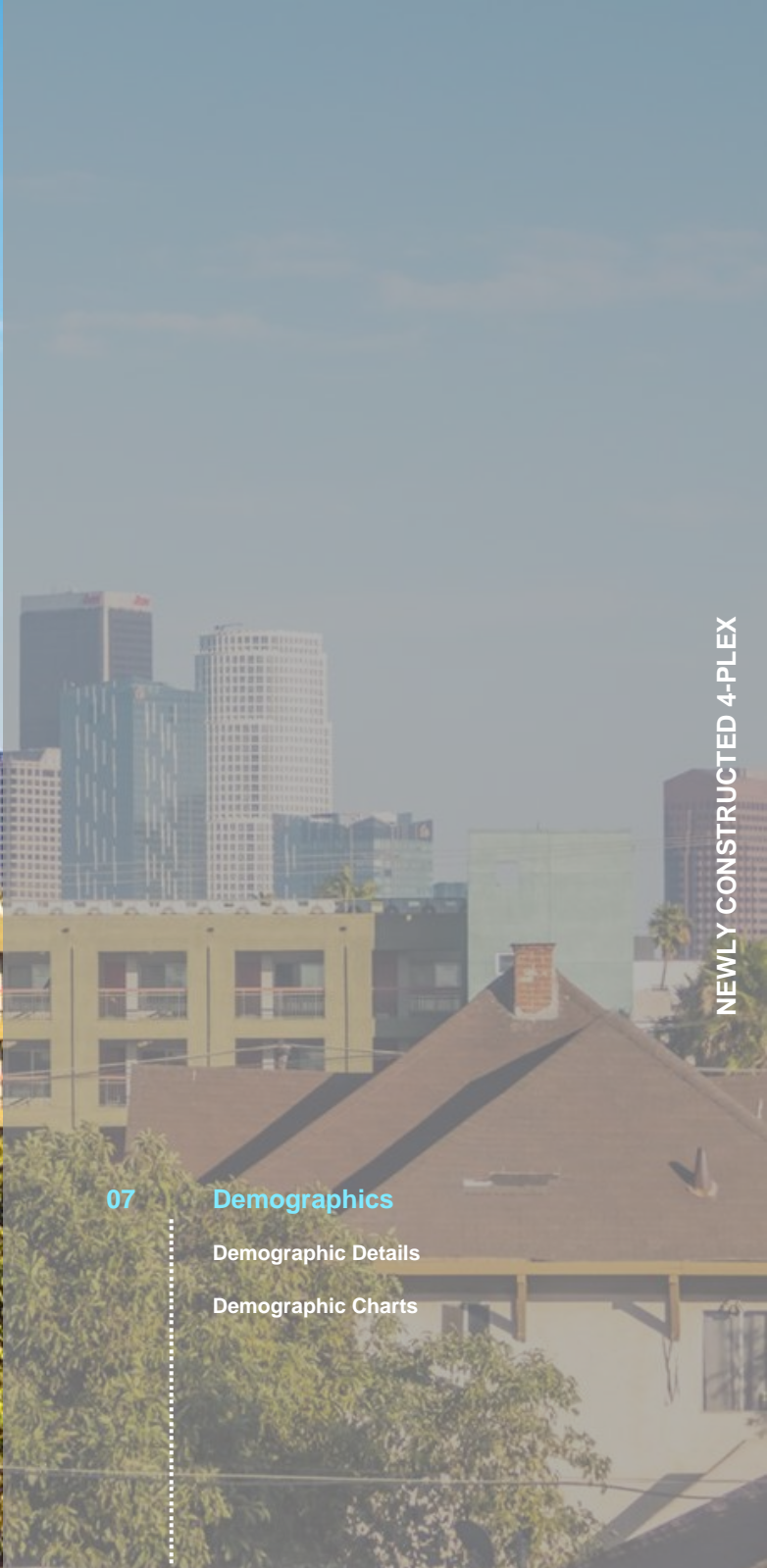
REVENUE ALLOCATION
CURRENT



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		17.48 %		17.48 %

DISTRIBUTION OF EXPENSES
CURRENT





07

Demographics

Demographic Details

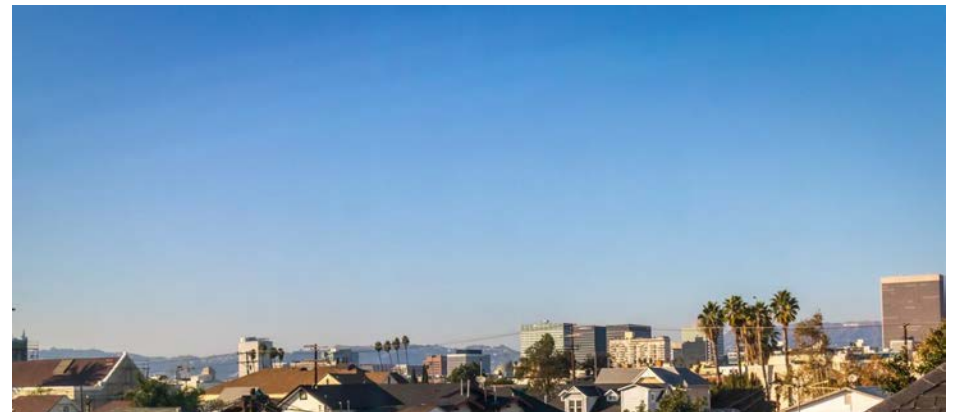
Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	107,436	614,446	1,254,725
2010 Population	100,350	610,896	1,251,795
2020 Population	104,333	653,420	1,327,422
2025 Population	109,138	681,184	1,378,653
2020 African American	4,762	68,982	182,647
2020 American Indian	1,016	6,274	11,172
2020 Asian	21,363	133,867	197,134
2020 Hispanic	74,391	381,616	712,511
2020 Other Race	39,764	205,672	379,432
2020 White	32,292	205,914	491,974
2020 Multiracial	5,044	31,974	63,707
2020-2025: Population: Growth Rate	4.50 %	4.20 %	3.80 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,801	43,961	84,032
\$15,000-\$24,999	5,708	30,183	55,805
\$25,000-\$34,999	5,253	25,982	48,349
\$35,000-\$49,999	6,133	33,092	62,132
\$50,000-\$74,999	5,633	36,230	76,344
\$75,000-\$99,999	2,653	20,883	47,481
\$100,000-\$149,999	2,046	21,377	53,808
\$150,000-\$199,999	574	8,895	22,337
\$200,000 or greater	556	10,647	30,032
Median HH Income	\$35,705	\$40,838	\$46,879
Average HH Income	\$48,911	\$64,536	\$74,024

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	34,392	212,680	458,506
2010 Total Households	32,969	212,178	449,544
2020 Total Households	34,357	231,249	480,323
2025 Total Households	36,058	244,192	502,585
2020 Average Household Size	3.00	2.73	2.68
2000 Owner Occupied Housing	2,475	30,390	90,795
2000 Renter Occupied Housing	30,207	170,113	341,677
2020 Owner Occupied Housing	2,401	31,629	90,188
2020 Renter Occupied Housing	31,956	199,620	390,135
2020 Vacant Housing	4,115	23,916	45,426
2020 Total Housing	38,472	255,165	525,749
2025 Owner Occupied Housing	2,464	32,401	92,423
2025 Renter Occupied Housing	33,594	211,791	410,161
2025 Vacant Housing	4,410	24,755	47,426
2025 Total Housing	40,468	268,947	550,011
2020-2025: Households: Growth Rate	4.85 %	5.50 %	4.55 %



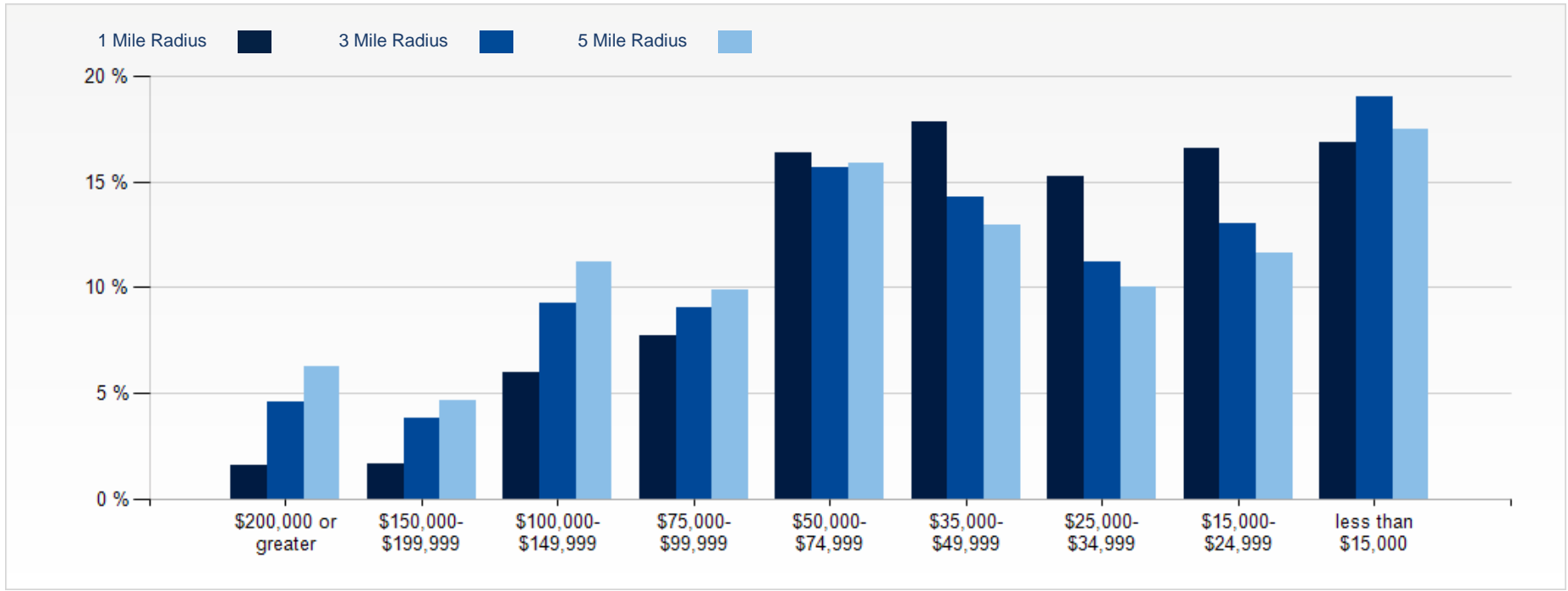
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	9,140	58,197	121,247
2020 Population Age 35-39	8,596	52,254	108,838
2020 Population Age 40-44	7,267	44,488	91,792
2020 Population Age 45-49	6,695	42,253	86,407
2020 Population Age 50-54	6,216	39,136	80,271
2020 Population Age 55-59	5,461	35,388	72,657
2020 Population Age 60-64	4,893	30,488	63,136
2020 Population Age 65-69	3,696	24,304	50,537
2020 Population Age 70-74	2,844	18,308	38,406
2020 Population Age 75-79	1,756	12,222	25,975
2020 Population Age 80-84	1,142	8,124	17,671
2020 Population Age 85+	1,109	8,326	19,179
2020 Population Age 18+	79,732	517,171	1,051,367
2020 Median Age	34	34	35

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	9,536	61,595	126,964
2025 Population Age 35-39	8,688	54,254	111,990
2025 Population Age 40-44	8,198	49,460	101,941
2025 Population Age 45-49	6,889	42,926	88,081
2025 Population Age 50-54	6,395	40,607	82,400
2025 Population Age 55-59	5,865	37,100	76,250
2025 Population Age 60-64	5,083	32,760	67,789
2025 Population Age 65-69	4,289	27,390	57,243
2025 Population Age 70-74	3,231	21,987	46,029
2025 Population Age 75-79	2,403	16,033	33,744
2025 Population Age 80-84	1,393	10,026	21,460
2025 Population Age 85+	1,257	9,174	20,857
2025 Population Age 18+	83,904	545,338	1,105,528
2025 Median Age	35	35	36

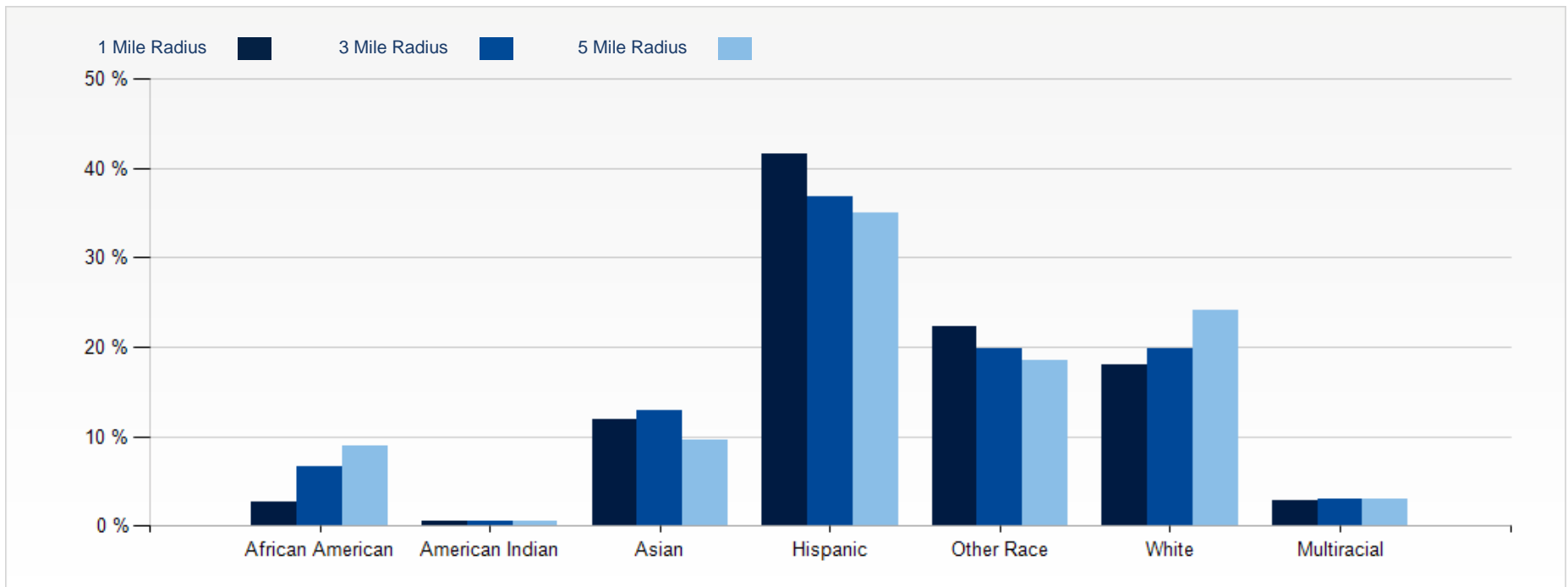
2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,235	\$48,629	\$53,470
Average Household Income 25-34	\$53,286	\$66,579	\$72,993
Median Household Income 35-44	\$36,936	\$45,200	\$53,130
Average Household Income 35-44	\$51,730	\$71,832	\$83,903
Median Household Income 45-54	\$41,772	\$51,698	\$59,360
Average Household Income 45-54	\$58,371	\$79,305	\$93,689
Median Household Income 55-64	\$35,414	\$41,049	\$47,514
Average Household Income 55-64	\$47,303	\$66,049	\$76,527
Median Household Income 65-74	\$26,150	\$30,635	\$35,288
Average Household Income 65-74	\$37,439	\$51,260	\$57,443
Average Household Income 75+	\$30,510	\$36,944	\$41,324

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,164	\$54,651	\$60,545
Average Household Income 25-34	\$58,734	\$75,944	\$83,930
Median Household Income 35-44	\$39,826	\$51,873	\$60,885
Average Household Income 35-44	\$58,390	\$82,714	\$95,796
Median Household Income 45-54	\$46,049	\$57,479	\$67,413
Average Household Income 45-54	\$65,443	\$90,776	\$107,298
Median Household Income 55-64	\$38,577	\$47,791	\$54,040
Average Household Income 55-64	\$53,888	\$76,302	\$88,759
Median Household Income 65-74	\$28,420	\$34,958	\$38,586
Average Household Income 65-74	\$42,320	\$59,049	\$66,467
Average Household Income 75+	\$34,984	\$42,782	\$47,774

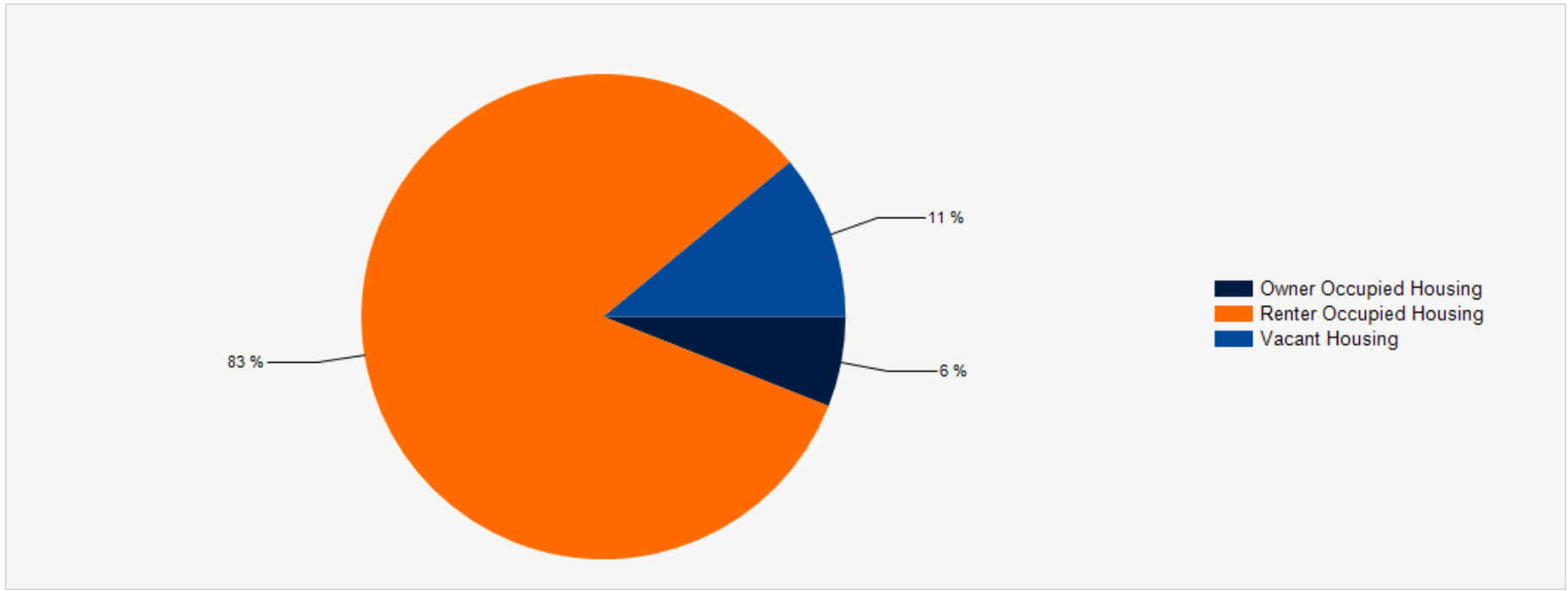
2020 Household Income



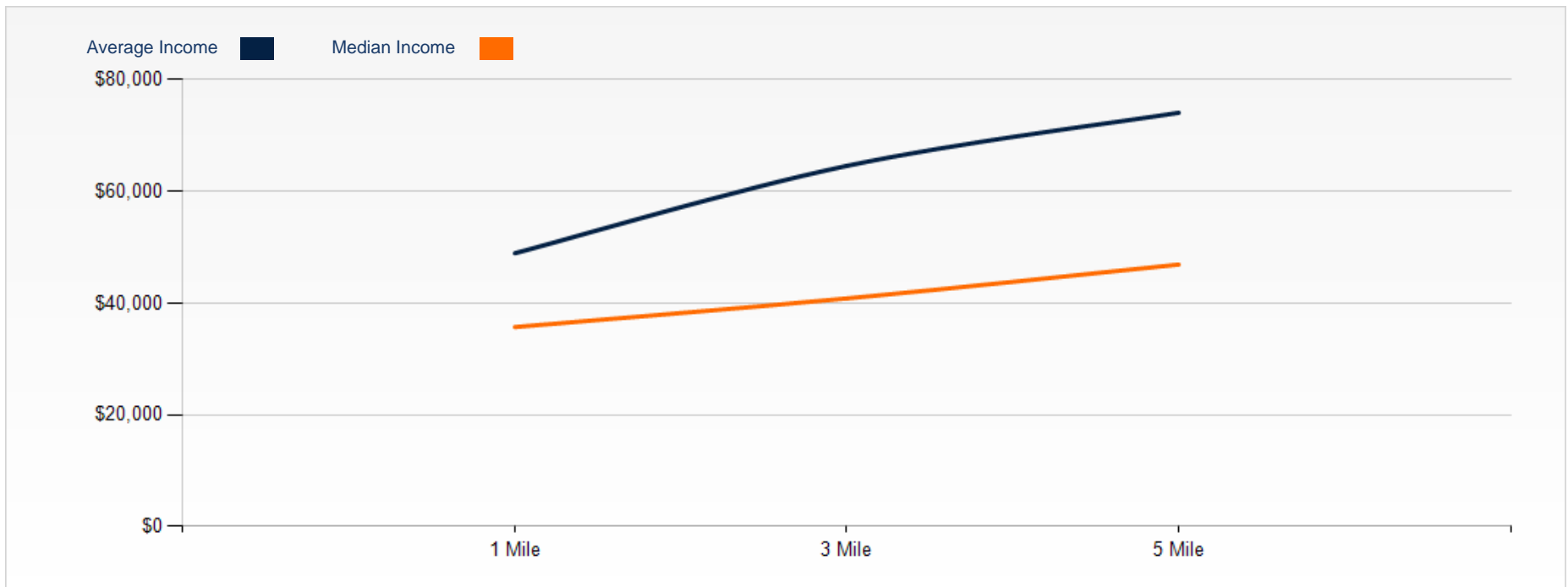
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





Armin Soleimani
Realtor

Diversified real estate professional with extensive experience with residential real estate, REO, commercial properties, mixed-use and multi-family residential properties.

Experience includes direct involvement with every phase of real estate acquisition, business plan creation and implementation. This entails property identification/selection, due diligence, negotiation of purchase terms and agreement, management, leasing and/or disposition. Licensed California Real Estate Agent and REALTOR.

Specialties: Investment properties, evictions, management, valuations, BPO, dispositions and acquisitions. Expert in the Los Angeles Metropolitan and Suburban Areas with a focus in dense infill and distressed neighborhoods.

Newly Constructed 4-Plex

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Exclusively Marketed by:



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