

FIRST TIME ON THE MARKET! 5 RESIDENTIAL UNITS FOR SALE

CLOBAL
PLATINUM
PROPERTIES

Offering Memorandum



Harcourt Apartments | 2103 Hartcourt Ave, Los Angeles, CA, 90016



Harcourt Apartments

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

OFFERING SUMMARY

ADDRESS	2103 Hartcourt Ave Los Angeles CA 90016
COUNTY	Los Angeles
MARKET	MID CITY LOS ANGELES
SUBMARKET	LOS ANGELES METRO
BUILDING SF	4,058
LAND SF	6,372
NUMBER OF UNITS	5
YEAR BUILT	1945
APN	5061018001
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,350,000
PRICE PSF	\$332.68
PRICE PER UNIT	\$270,000
OCCUPANCY	100.00 %
NOI (CURRENT)	\$14,194
NOI (Pro Forma)	\$123,910
CAP RATE (CURRENT)	1.05 %
CAP RATE (Pro Forma)	9.18 %
GRM (CURRENT)	50.22
GRM (Pro Forma)	8.93

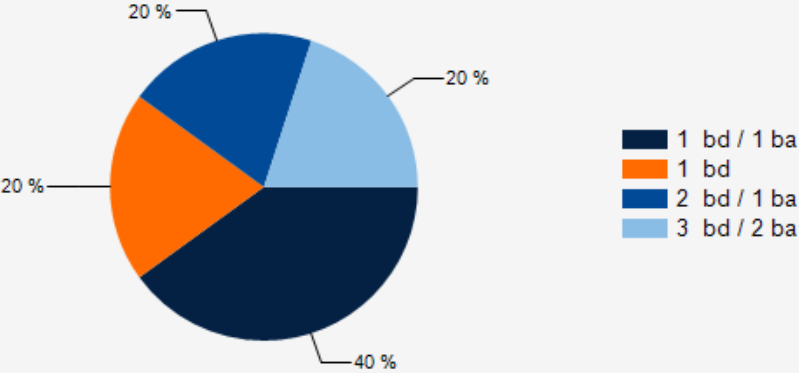
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	52,080	410,828	1,279,370
2018 Median HH Income	\$43,337	\$51,009	\$48,069
2018 Average HH Income	\$62,478	\$81,778	\$78,778

- The subject property has NEVER been on the market for sale
- Minutes from the Growing Media Hub in Culver City where Large Leases has been signed by Amazon, HBO, Apple (1.5 Miles)
- Excellent location in Booming Mid-City / West Adams Market
- Amazing Value-Add oppurtunity with significant upside in rents
- 2 Units will be delivered vacant with Fully Approved Plans to change Unit Mix to Maximize Rents

Global Platinum Properties is pleased to present this promising 5-Unit Multi-Family Property. The said property consists of two separate dwellings that amount to a total of 4,058 SF. The said improvements sit on an approximate 6,372 SF RD2-corner-lot. 2 of the 5 units are being delivered vacant with RTI plans that will allow you re-function the layout to a more favorable bed and bathroom count (See attached supplements). This presents an immediate value add opportunity with upside in rents. Each unit has a 1 car covered garage and 1 car uncovered (tandem) surface parking space. The other 3 units are being occupied by long term tenants. Each unit is individually metered for Gas & Electricity. Most of the roof was recently replaced. This property is perfect for someone that is looking for a solid property in an established Mid - City / West Adams Neighborhood .

Unit Mix	# Units	Square Feet	Current Rent	Actual Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd / 1 ba	2	0	\$770	\$0.00	\$1,540	\$2,400	\$0	\$4,800
1 bd	1	0	\$700	\$0.00	\$700	\$2,400	\$0	\$2,400
2 bd / 1 ba	1	0	\$0	\$0.00	\$0	\$2,400	\$0	\$2,400
3 bd / 2 ba	1	0	\$0	\$0.00	\$0	\$3,000	\$0	\$3,000
Totals/Averages	5	0	\$448	\$0.00	\$2,240	\$2,520	\$0	\$12,600

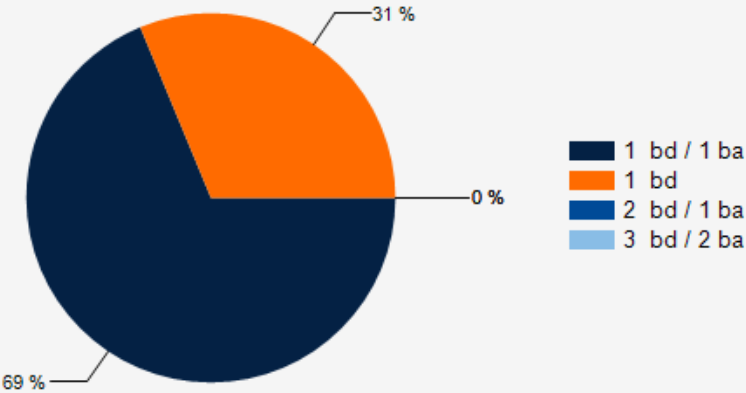
Unit Mix Summary



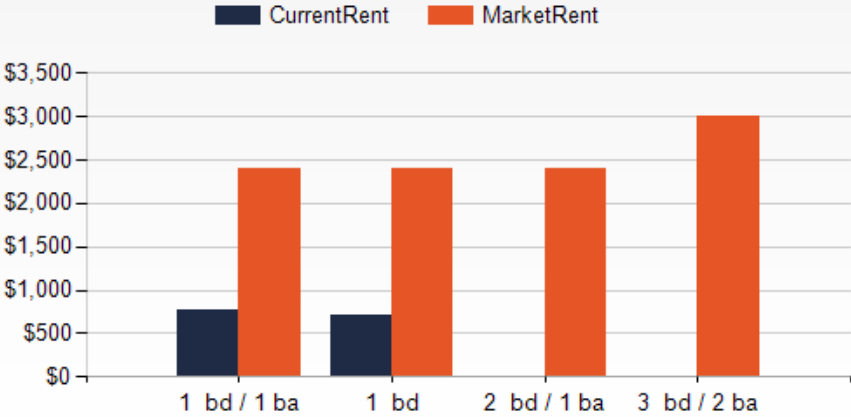
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue

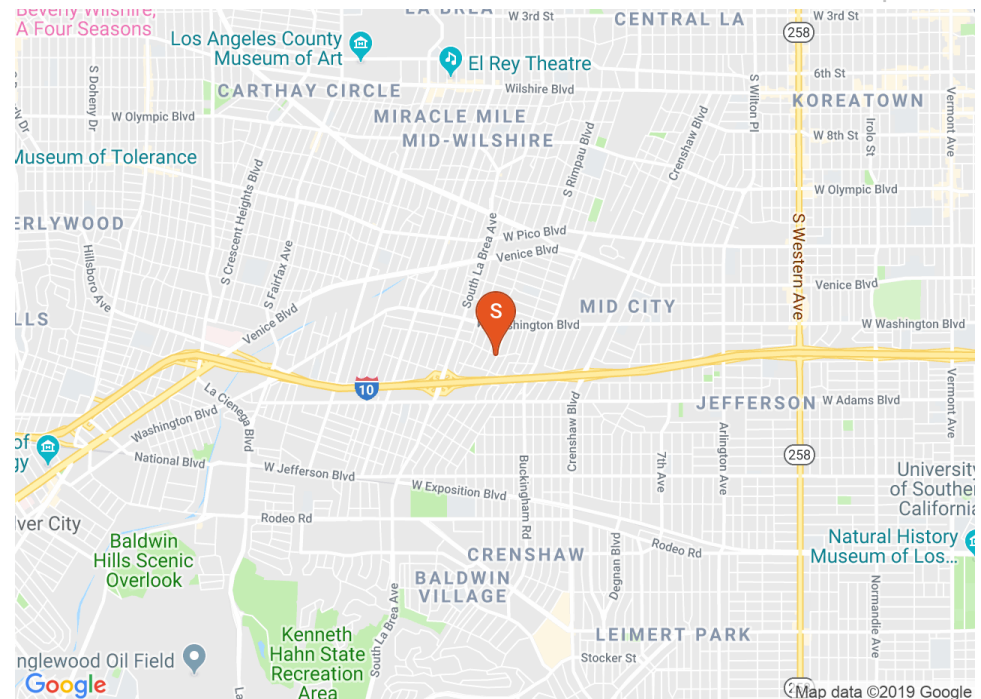


This property is minutes from the Growing Media Hub in Culver City where Large Leases has been signed by Amazon, HBO, Apple (1.5 Miles)! Laso, just minutes to Miracle Mile-, Downtown Los Angeles, Beverly Hills, and Hollywood. This area of Mid-City/West Adams is booming! Harcourt is a mild thoroughfare which underpasses the 10 freeway, giving easy access to and from the 10 freeway.

Regional Map



Locator Map



PROPERTY FEATURES

NUMBER OF UNITS	5
BUILDING SF	4,058
LAND SF	6,372
LAND ACRES	.146
YEAR BUILT	1945
# OF PARCELS	1
ZONING TYPE	LARD2
TOPOGRAPHY	Flat
LOCATION CLASS	B+
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	110X60
NUMBER OF PARKING SPACES	5 Covered plus 3 tandem
PARKING RATIO	1.6:1
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No
WASHER/DRYER	None

UTILITIES

WATER	Landlord
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant
RUBS	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood/Concrete
EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	Shingles
STYLE	Traditional
LANDSCAPING	Grass



Vacant Living Room



Vacant Kitchen


1820 S HIGHLAND Ave, Los Angeles 90019
CONDO
STATUS: **Active**PRICE: **\$2,000**BED / BATH: **2/1,0,0,0**YEAR BLT: **1903**APN: [5067011027](#)ORIG \$: **\$2,000**SQFT: **1,100**\$ PER SQFT: **\$1.82**ML#: [19426968](#)

TERMS:

GARAGE:

DOM / CDOM: [94/94](#)VIEW / Pvt.POOL: **No/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **01/23/2019**LA: [Armin Soleimani, 01846872](#), 310-666-2246
5118 W 20TH St # 8, Los Angeles 90016
STATUS: **Closed CONDO**LIST/CLOSE: **\$2,100/\$2,100**BED / BATH: **2/1,0,0,0**YEAR BLT: **1963**APN: [5062007047](#)ORIG \$: **\$2,100**SQFT: **7,074**\$ PER SQFT: **\$0.30**ML#: [19441002](#)

TERMS:

GARAGE:

DOM / CDOM: [3/3](#)VIEW / Pvt.POOL: **/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **03/06/2019**LA: [Julio Leyva, 01334827](#), 310-528-8727
1818 1/2 S LA BREA Ave, Los Angeles 90019
CONDO
STATUS: **Active**PRICE: **\$2,300** ↓BED / BATH: **2/1,0,0,0**YEAR BLT: **1924**APN: [5067013026](#)ORIG \$: **\$2,450**SQFT: **1,300**\$ PER SQFT: **\$1.77**ML#: [18408578](#)

TERMS:

GARAGE:

DOM / CDOM: [167/167](#)VIEW / Pvt.POOL: **/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **11/16/2018**LA: [Lindsey N Brooks, 01318746](#), 310-560-7411
1818 S LA BREA Ave, Los Angeles 90019
STATUS: **Closed CONDO**LIST/CLOSE: **\$2,300/\$2,300**BED / BATH: **2/1,0,0,0**YEAR BLT: **1924**APN: [5067013026](#)ORIG \$: **\$2,400**SQFT: **1,300**\$ PER SQFT: **\$1.77**ML#: [19442730](#)

TERMS:

GARAGE:

DOM / CDOM: [36/36](#)VIEW / Pvt.POOL: **/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **03/11/2019**LA: [Lindsey N Brooks, 01318746](#), 310-560-7411
5158 pickford, Los Angeles 90019
STATUS: **Active CONDO**PRICE: **\$2,500** ↑BED / BATH: **2/1,0,1,0**

YEAR BLT:

APN:

ORIG \$: **\$2,400**SQFT: **1,170**\$ PER SQFT: **\$2.14**ML#: [19419860](#)

TERMS:

GARAGE:

DOM / CDOM: [118/118](#)VIEW / Pvt.POOL: **No/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **01/04/2019**LA: [David Darwish, 00970895](#), 818-577-3606
1454 S DUNSMUIR Ave, Los Angeles 90019
STATUS: **Active CONDO**PRICE: **\$2,650**BED / BATH: **2/1,0,0,0**YEAR BLT: **1927**APN: [5069036005](#)ORIG \$: **\$2,650**SQFT: **1,050**\$ PER SQFT: **\$2.52**ML#: [19460050](#)

TERMS:

GARAGE: **1/Detached**DOM / CDOM: [6/6](#)VIEW / Pvt.POOL: **/No**

POSS:

AREA: **C19 - Beverly Center-Miracle Mile**LIST: **04/26/2019**LA: [David Cohen Gadash, 00888570](#), 310-877-2229
4614 W 18TH St, Los Angeles 90019
STATUS: **Closed CONDO**LIST/CLOSE: **\$2,695/\$2,695**BED / BATH: **2/1,1,0,0**YEAR BLT: **2017**APN: [5071023039](#)ORIG \$: **\$2,695**SQFT: **1,400**\$ PER SQFT: **\$1.92**ML#: [19425524](#)

TERMS:

GARAGE:

DOM / CDOM: [13/21](#)VIEW / Pvt.POOL: **No/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **01/25/2019**LA: [Maria Norris, 01878052](#), 310-293-7298
4423 VICTORIA PARK Pl, Los Angeles 90019
CONDO
STATUS: **Closed**LIST/CLOSE: **\$3,000/\$3,000**BED / BATH: **2/2,0,0,0**YEAR BLT: **1947**APN: [5082014031](#)ORIG \$: **\$3,000**SQFT: **1,280**\$ PER SQFT: **\$2.34**ML#: [19454106](#)TERMS: **Negotiable**GARAGE: **1/Detached**DOM / CDOM: [15/15](#)VIEW / Pvt.POOL: **/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **04/09/2019**LA: [Denise Isles-Taylor, 01329831](#), 310-508-9152



4839 W 18TH St, Los Angeles 90019 STATUS: **Closed CONDO** LIST/CLOSE: **\$3,300/\$3,300**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **2019** APN: **5067009008** ORIG \$: **\$3,300**
 SQFT: **1,200** \$ PER SQFT: **\$2.75** ML#: **19429454** TERMS:
 GARAGE: DOM / CDOM: **46/46** VIEW / Pvt.POOL: **Yes/No** POSS:
 AREA: **C16 - Mid Los Angeles** LIST: **02/01/2019** LA: **Moussa Mehdizadeh, 01315713, 310-466-9580**



4630 W 18TH St, Los Angeles 90019 STATUS: **Closed CONDO** LIST/CLOSE: **\$3,380/\$3,380**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **2019** APN: **5071023036** ORIG \$: **\$3,380**
 SQFT: **1,274** \$ PER SQFT: **\$2.65** ML#: **19438052** TERMS:
 GARAGE: DOM / CDOM: **54/54** VIEW / Pvt.POOL: **/No** POSS:
 AREA: **C16 - Mid Los Angeles** LIST: **03/06/2019** LA: **Maria Anderson, 01874132, 323-363-7597**



1527 S CLOVERDALE Ave, Los Angeles 90019 STATUS: **Active** PRICE: **\$3,500**
 CONDO
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1930** APN: **5070012057** ORIG \$: **\$3,500**
 SQFT: **1,225** \$ PER SQFT: **\$2.86** ML#: **19455466** TERMS:
 GARAGE: DOM / CDOM: **16/18** VIEW / Pvt.POOL: **/No** POSS:
 AREA: **C16 - Mid Los Angeles** LIST: **04/16/2019** LA: **Drew Bell, 01950621, 323-251-6652**



1525 S CLOVERDALE Ave, Los Angeles 90019 STATUS: **Active** PRICE: **\$3,500**
 CONDO
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1930** APN: **5070012057** ORIG \$: **\$3,500**
 SQFT: **1,225** \$ PER SQFT: **\$2.86** ML#: **19455506** TERMS:
 GARAGE: DOM / CDOM: **16/18** VIEW / Pvt.POOL: **/No** POSS:
 AREA: **C16 - Mid Los Angeles** LIST: **04/16/2019** LA: **Drew Bell, 01950621, 323-251-6652**



1347 S LONGWOOD Ave, Los Angeles 90019 STATUS: **Closed** LIST/CLOSE: **\$3,795/\$3,725** ↓
 CONDO
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1926** APN: **5084025023** ORIG \$: **\$3,795**
 SQFT: \$ PER SQFT: ML#: **18405186** TERMS:
 GARAGE: DOM / CDOM: **16/16** VIEW / Pvt.POOL: **No/No** POSS:
 AREA: **HPK - Hancock Park** LIST: **11/05/2018** LA: **Rosalind Armitage, 01944250, 310-779-6153**



4618 W 18TH St, Los Angeles 90019 STATUS: **Closed CONDO** LIST/CLOSE: **\$3,795/\$3,795**
 BED / BATH: **3/1,2,0,0** YEAR BLT: **2017** APN: **5071023039** ORIG \$: **\$3,795**
 SQFT: **1,650** \$ PER SQFT: **\$2.30** ML#: **19425492** TERMS:
 GARAGE: **1/Attached** DOM / CDOM: **57/65** VIEW / Pvt.POOL: **Yes/No** POSS:
 AREA: **C16 - Mid Los Angeles** LIST: **01/21/2019** LA: **Maria Norris, 01878052, 310-293-7298**



4416 Victoria Park Pl, Los Angeles 90019 STATUS: **Pending CONDO** PRICE: **\$4,200**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1924** APN: ORIG \$: **\$4,200**
 SQFT: \$ PER SQFT: ML#: **19446680** TERMS:
 GARAGE: DOM / CDOM: **39/39** VIEW / Pvt.POOL: **/No** POSS:
 AREA: **C16 - Mid Los Angeles** LIST: **03/21/2019** LA: **Joe Kang, 01448016, 213-948-3455**



2227 ALSACE Ave, Los Angeles 90016 STATUS: **Active CONDO** PRICE: **\$1,950**
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1961** APN: **5062009018** ORIG \$: **\$1,950**
 SQFT: \$ PER SQFT: ML#: **19461354** TERMS:
 GARAGE: **0** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **/No** POSS:
 AREA: **C16 - Mid Los Angeles** LIST: **05/01/2019** LA: **Erika Mlachak, 01817799, 310-740-5815**


2111 S RIDGELEY Dr # A, Los Angeles 90016
CONDO
STATUS: **Closed**LIST/CLOSE: **\$2,050/\$2,050**BED / BATH: **2/1,0,0,0**YEAR BLT: **1924**APN: **5063025027**ORIG \$: **\$2,050**

SQFT:

\$ PER SQFT:

ML#: **19426152**

TERMS:

GARAGE:

DOM / CDOM: **30/30**VIEW / Pvt.POOL: **Yes/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **01/21/2019**LA: **Claire Lissone, 01426130, 310-717-6929**
5156 PICKFORD St, Los Angeles 90019
STATUS: **Active CONDO**PRICE: **\$2,600**BED / BATH: **2/1,0,1,0**YEAR BLT: **1949**APN: **5067019022**ORIG \$: **\$2,600**SQFT: **1,170**\$ PER SQFT: **\$2.22**ML#: **19431524**

TERMS:

GARAGE:

DOM / CDOM: **86/151**VIEW / Pvt.POOL: **No/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **02/05/2019**LA: **David Darwish, 00970895, 818-577-3606**
4542 LOMITA St # 2, Los Angeles 90019
STATUS: **Active CONDO**PRICE: **\$2,695**BED / BATH: **2/2,0,0,0**YEAR BLT: **1921**APN: **5071015038**ORIG \$: **\$2,695**SQFT: **1,242**\$ PER SQFT: **\$2.17**ML#: **19450024**

TERMS:

GARAGE: **0**DOM / CDOM: **31/31**VIEW / Pvt.POOL: **/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **04/01/2019**LA: **Shelly King, 01484012, 310-927-3751**
4859 W Mascot Ave, Los Angeles 90019
STATUS: **Closed CONDO**LIST/CLOSE: **\$3,295/\$3,295**BED / BATH: **3/2,0,0,0**YEAR BLT: **2018**APN: **5067011001**ORIG \$: **\$3,295**SQFT: **1,200**\$ PER SQFT: **\$2.75**ML#: **18404782**

TERMS:

GARAGE:

DOM / CDOM: **30/30**VIEW / Pvt.POOL: **Yes/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **11/06/2018**LA: **Maria Anderson, 01874132, 323-363-7597**
1917 S Orange Dr, Los Angeles 90016
STATUS: **Closed APT**LIST/CLOSE: **\$1,995/\$1,995**BED / BATH: **2/1,0,0,0**YEAR BLT: **1949**APN: **5062006003**ORIG \$: **\$1,995**SQFT: **950**\$ PER SQFT: **\$2.10**ML#: **319001460**TERMS: **12 Months**GARAGE: **0**DOM / CDOM: **7/7**VIEW / Pvt.POOL: **No/No**

POSS:

AREA: **C16 - Mid Los Angeles**LIST: **04/11/2019**LA: **Aida Abnoosian, 01025246,**

Active •**\$1,400,000** ↓

260 days on the market

Listing ID: 18375376

2116 S PALM GROVE Ave • Los Angeles 90016**5 units • \$280,000/unit • 5,075 sqft • 5,605 sqft lot • \$275.86/sqft • Built in 1924****See Maps**

Great investment opportunity in this fantastic location, an opportunity to own this Mid-City 5-unit property located on a well kept street, great neighborhood, with great upside potential. New roof with 7 year warranty, new stair railings in the back. One property is vacant, and one will be delivered vacant, which allows one to receive market rents, with other rents on 2 units well under market, occupied with long term tenants. Three of the units are completely newly remodeled. Units are very spacious and have plenty of windows to bring in light. There is a large, remodeled back unit (1 bedroom, this one will be vacant) above the garage area which is separated from the front building, offering added privacy. Property includes off-street parking and has three single car garages which are currently being used for storage, separate laundry room, which has the potential for coined operated income. Close proximity to freeway and shopping. Drive by only, please do not disturb occupant

Facts & Features

- Listed On 08/15/2018
- Original List Price of \$1,600,000
- 5 Buildings
- Cooling: Gas
- \$49361 Net Operating Income

Interior

- Appliances: None

Exterior**Annual Expenses**

- Total Operating Expense: \$8,430
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$641	\$641	\$641
2:	2	1	1		Unfurnished	\$0	\$0	\$1,700
3:	3	2	1		Unfurnished	\$2,100	\$2,100	\$2,100
4:	4	2	1		Unfurnished	\$941	\$941	\$941
5:	5	1	1		Unfurnished	\$1,133	\$1,133	\$1,800

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area

- Los Angeles County
- Parcel # 5061024001

JULIO RUIZ

State License #: 01911261
Cell Phone: 818-524-0706
Fax: 888-491-7822

GLOBAL PLATINUM PROPERTIES

State License #: 02062910
4311 WILSHIRE BL.
LOS ANGELES, 90010

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** 18375376

Printed: 05/02/2019 5:19:12 PM

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Pending •**\$1,650,000****2021 S REDONDO • Los Angeles 90016****16 days on the market****5 units • \$330,000/unit • 3,920 sqft • 9,999 sqft lot • \$420.92/sqft • Built in 1941****Listing ID: 18409988****Turn right onto W Jefferson Blvd. Turn left onto S Redondo Blvd. Destination will be on the left.**

Unbelievable development opportunity in prime Mid City Los Angeles! An extraordinary chance to develop Small Five Lot Subdivisions located in the unique CA Opportunity Zone, allowing incredible tax deferment benefits. This property is situated on approximately 10,000 sqft lot zoned RD2. Highlights include a flat lot with no subterranean or hillside scope of work required. The property will be sold with approved, non-appealable Letter of Intent and Ready to Issue plans with estimated completion date for Feb 2019. Construction documents are currently in process & submitted to LADBS. Re-sell Value of entire subdivision is projected north of \$5.5M. Property will also be delivered 100% vacant at close of escrow.

Facts & Features

- Listed On 11/26/2018
- Original List Price of \$1,650,000
- 1 Buildings

Interior

- Appliances: None

Exterior**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,300
2:	1	1	1		Unfurnished	\$0	\$0	\$3,000
3:	1	1	1		Unfurnished	\$0	\$0	\$3,300
4:	1	1	1		Unfurnished	\$0	\$0	\$3,400
5:	1	1	1		Unfurnished	\$0	\$0	\$3,600

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063002007

JULIO RUIZ

State License #: 01911261

Cell Phone: 818-524-0706

Fax: 888-491-7822

GLOBAL PLATINUM PROPERTIES

State License #: 02062910

4311 WILSHIRE BL.

LOS ANGELES, 90010

☐ Click arrow to display photos

CUSTOMER FULL: Residential Income LISTING ID: 18409988

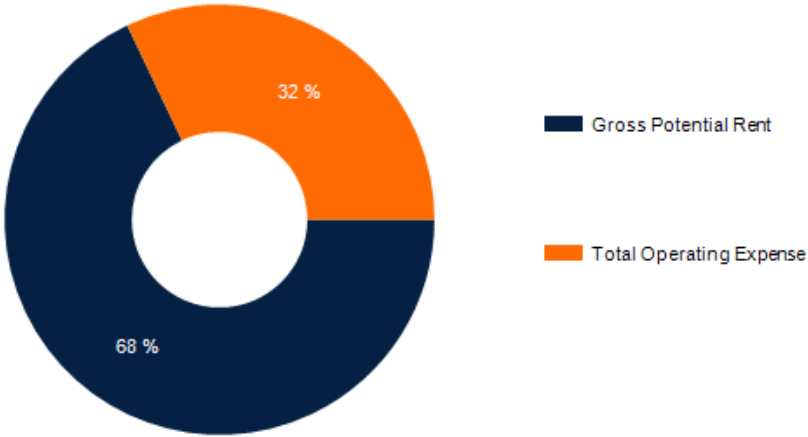
Printed: 05/02/2019 5:19:12 PM

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Unit	Unit Mix	Monthly	Rent PSF	Market Rent
1	1 bd / 1 ba	\$800	\$0.00	\$2,400
2	1 bd / 1 ba	\$740	\$0.00	\$2,400
3	1 bd	\$700	\$0.00	\$2,400
4	2 bd / 1 ba	\$0	\$0.00	\$2,400
5	3 bd / 2 ba	\$0	\$0.00	\$3,000
Totals/Averages		\$2,240	\$0.00	\$12,600

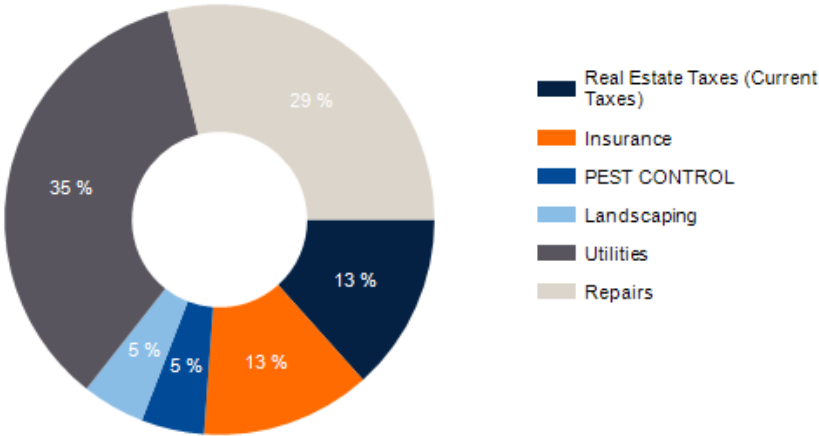
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$26,880	\$151,200
Less: Expenses	\$12,686	\$27,290
Net Operating Income	\$14,194	\$123,910

REVENUE ALLOCATION



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes (Current Taxes)	\$339	\$1,696	\$3,260	\$16,300
Insurance	\$325	\$1,623	\$325	\$1,623
PEST CONTROL	\$120	\$600	\$120	\$600
Landscaping	\$120	\$600	\$120	\$600
Utilities	\$900	\$4,500	\$900	\$4,500
Repairs	\$733	\$3,667	\$733	\$3,667
Total Operating Expense	\$2,537	\$12,686	\$5,458	\$27,290
Expense / SF		\$3.12		\$6.72
% of EGI		47.19 %		18.05 %

DISTRIBUTION OF EXPENSES

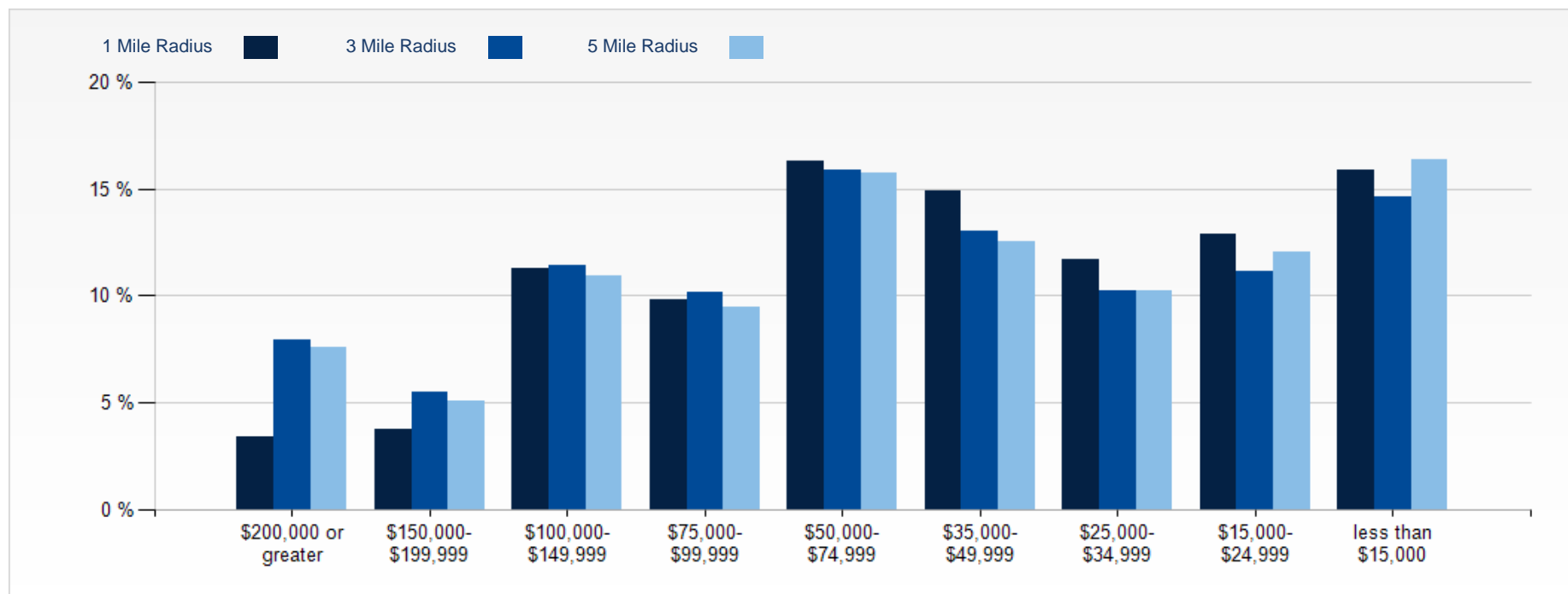


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	49,479	392,412	1,218,087
2010 Population	50,378	393,821	1,210,016
2018 Population	52,080	410,828	1,279,370
2023 Population	53,017	423,533	1,330,486
2018 African American	16,188	97,047	208,819
2018 American Indian	521	2,954	9,562
2018 Asian	1,831	58,320	179,363
2018 Hispanic	30,674	172,500	581,999
2018 White	13,769	140,300	506,057
2018 Other Race	16,823	91,535	309,939
2018 Multiracial	2,907	20,164	64,040
2018-2023: Population: Growth Rate	1.80 %	3.05 %	3.95 %

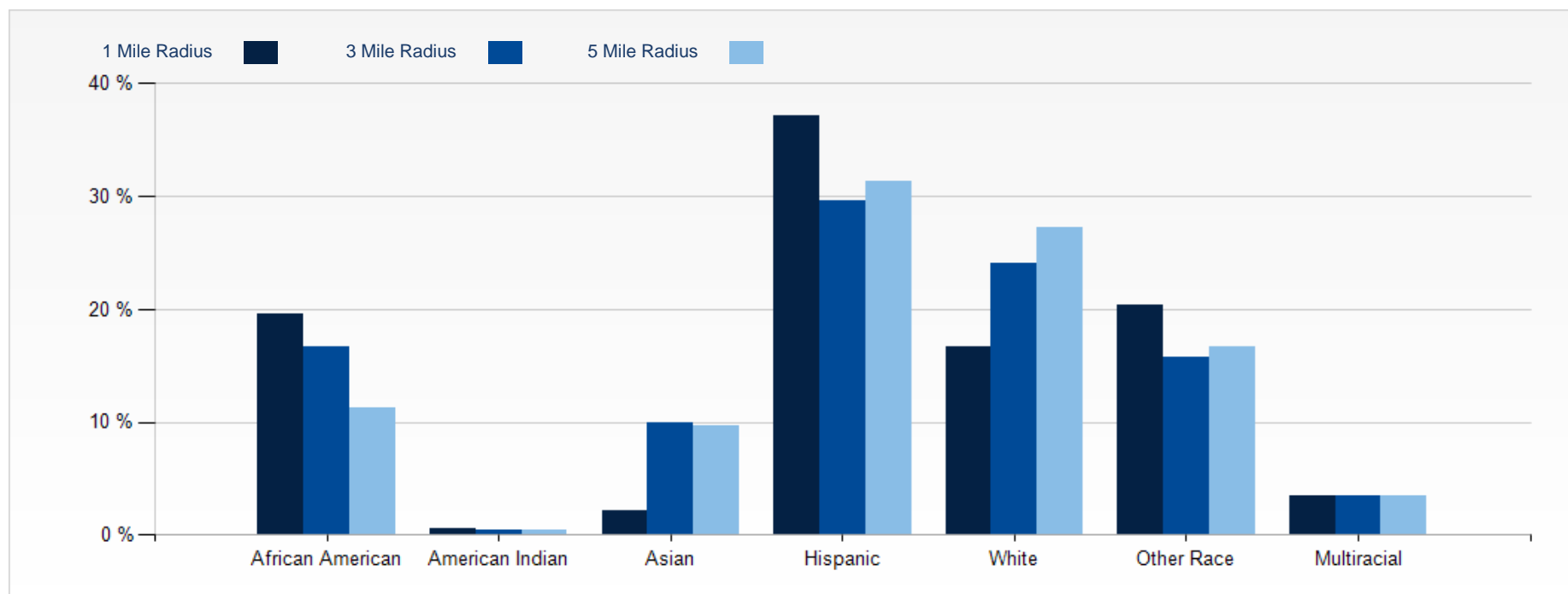
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,689	22,478	80,454
\$15,000-\$24,999	2,185	17,122	59,275
\$25,000-\$34,999	1,987	15,724	50,323
\$35,000-\$49,999	2,530	19,959	61,582
\$50,000-\$74,999	2,764	24,393	77,443
\$75,000-\$99,999	1,659	15,615	46,381
\$100,000-\$149,999	1,906	17,528	53,552
\$150,000-\$199,999	634	8,457	24,821
\$200,000 or greater	573	12,145	37,177
Median HH Income	\$43,337	\$51,009	\$48,069
Average HH Income	\$62,478	\$81,778	\$78,778

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,483	153,949	484,045
2010 Total Households	16,566	148,335	466,204
2018 Total Households	16,927	153,421	491,007
2023 Total Households	17,126	157,531	510,525
2018 Average Household Size	3.03	2.65	2.55
2000 Owner Occupied Housing	5,259	42,488	113,274
2000 Renter Occupied Housing	11,145	103,903	346,529
2018 Owner Occupied Housing	4,999	41,056	112,517
2018 Renter Occupied Housing	11,928	112,365	378,491
2018 Vacant Housing	1,467	11,749	37,919
2018 Total Housing	18,394	165,170	528,926
2023 Owner Occupied Housing	5,653	45,476	124,630
2023 Renter Occupied Housing	11,473	112,055	385,896
2023 Vacant Housing	1,515	11,803	37,751
2023 Total Housing	18,641	169,334	548,276
2018-2023: Households: Growth Rate	1.15 %	2.65 %	3.90 %

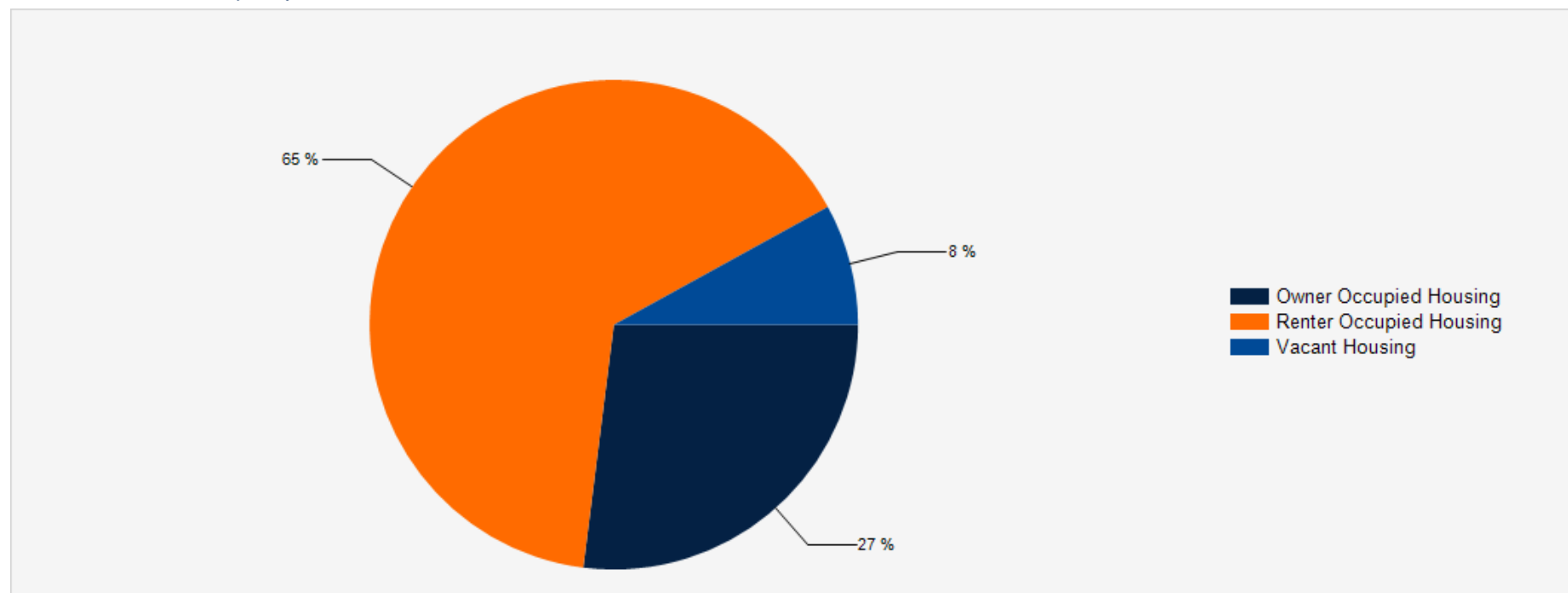
2018 Household Income



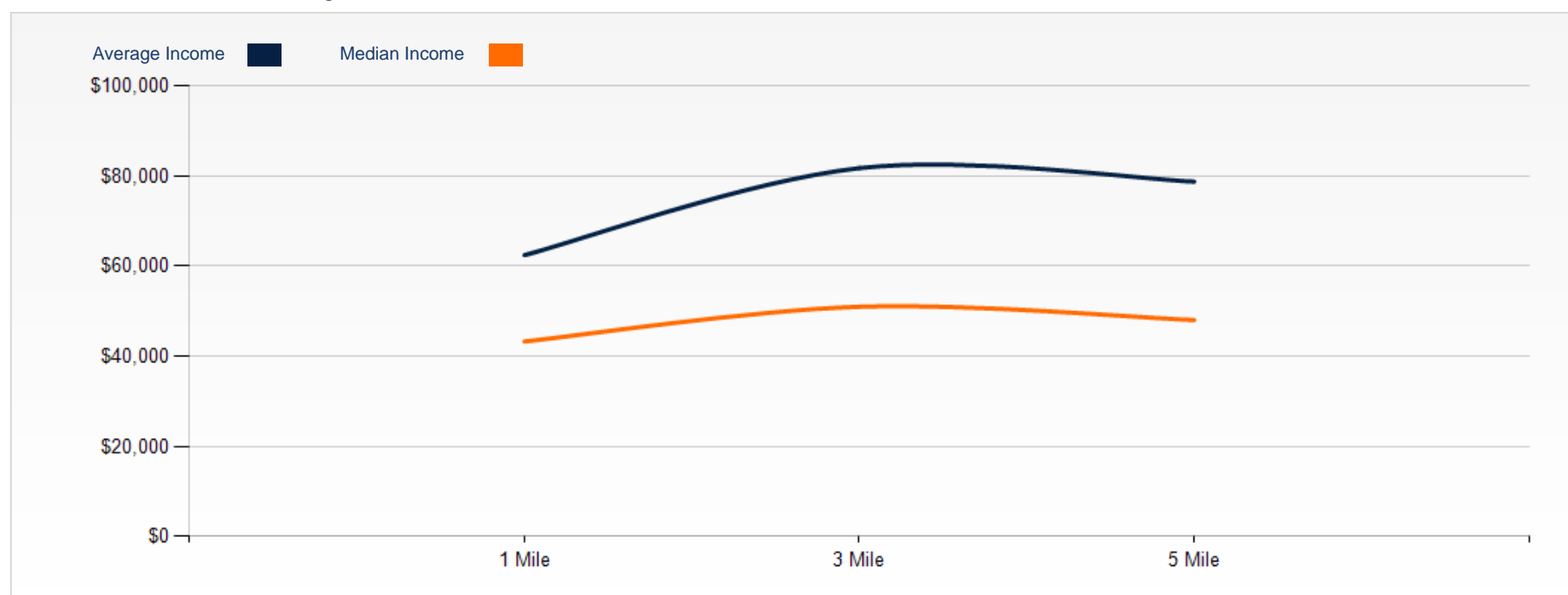
2018 Population by Race



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median



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