

4 UNITS IN LOS ANGELES

965 W 47TH ST | Los Angeles, CA

Offering Memorandum

FULLY OCCUPIED & CASH FLOWING

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OFFERING SUMMARY

ADDRESS	965 W 47TH ST Los Angeles CA 90037
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Exposition Park
BUILDING SF	2,803 SF
LAND SF	6,682 SF
LAND ACRES	.153
NUMBER OF UNITS	4
YEAR BUILT	1924
APN	5018009021
OWNERSHIP TYPE	Fee Simple

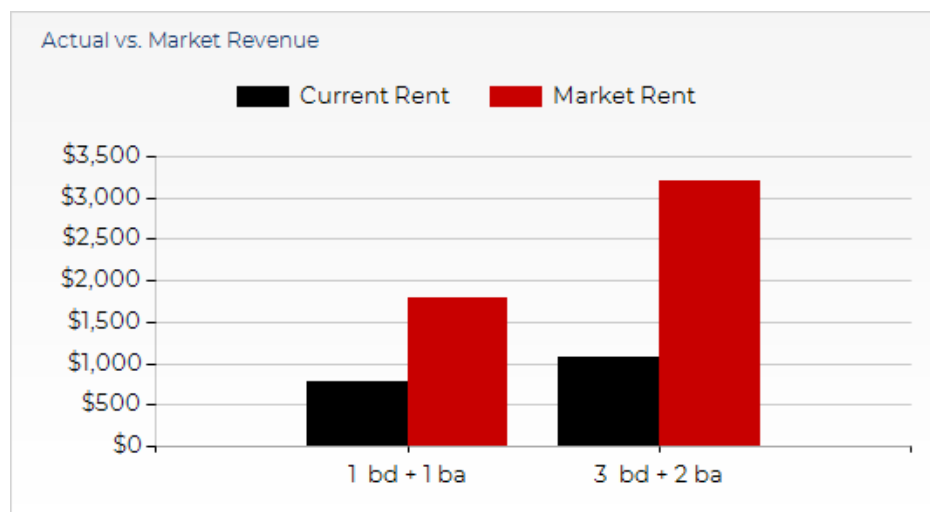
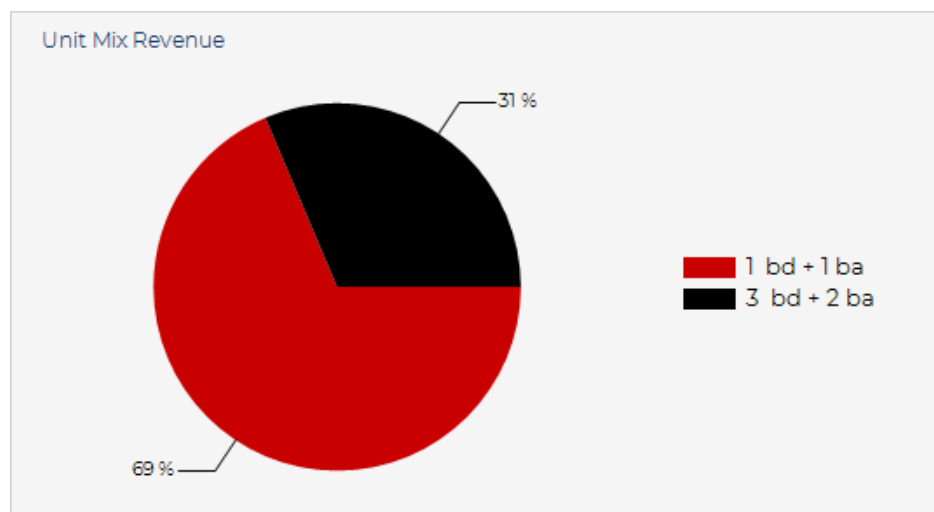
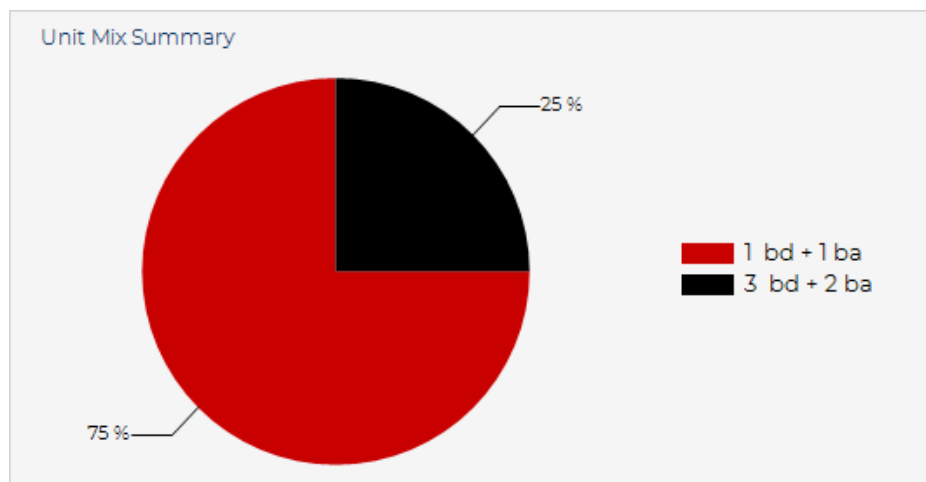
FINANCIAL SUMMARY

OFFERING PRICE	\$895,000
PRICE PSF	\$319.30
PRICE PER UNIT	\$223,750
NOI (CURRENT)	\$20,950
NOI (Pro Forma)	\$82,594
CAP RATE (CURRENT)	2.34 %
CAP RATE (Pro Forma)	9.23 %
GRM (CURRENT)	21.78
GRM (Pro Forma)	8.71



Global Platinum Properties is proud to present this cash-producing **FOUR UNIT** residential property in the heart of Los Angeles. The offering consists of 3 separate buildings totaling 2,802 square feet. The said improvements sit on a 6,682 square foot lot. The said lot is zoned RD-3, TOC (Tier 3) lot. There is alley access from the rear to the garages that can be converted into ADU's. All units are separately metered for gas and electricity. The property is within walking distance of schools and public transit. Minutes to exposition Park, Downtown Los Angeles and USC.

Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	3	\$783	\$2,350	\$1,787	\$5,362
3 bd + 2 ba	1	\$1,075	\$1,075	\$3,200	\$3,200
Totals/Averages	4	\$856	\$3,425	\$2,141	\$8,562



PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	2,803
LAND SF	6,682
LAND ACRES	.153
YEAR BUILT	1924
# OF PARCELS	1
ZONING TYPE	LARD3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
LOT DIMENSION	41*163
NUMBER OF PARKING SPACES	3

UTILITIES

WATER	LANDLORD
TRASH	LANDLORD
GAS	TENANT
ELECTRIC	TENANT
RUBS	TENANT

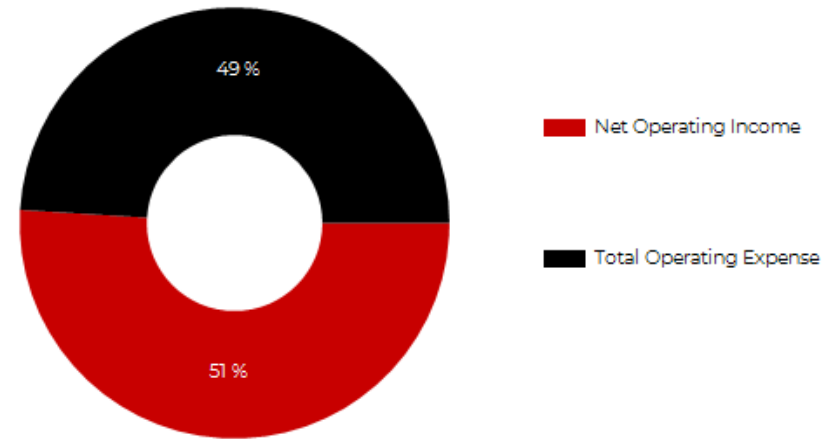
CONSTRUCTION

FOUNDATION	RAISED
FRAMING	WOOD
EXTERIOR	WOOD
ROOF	SINGLE
STYLE	CRAFTSMAN
LANDSCAPING	MINIMAL

Unit	Unit Mix	Current Rent	Market Rent
965 W 47TH ST	3 bd + 2 ba	\$1,075	\$3,200
967 W 47TH ST	1 bd + 1 ba	\$500	\$1,756
967 1/2 W 47TH ST	1 bd + 1 ba	\$500	\$1,756
965 1/2 W 47TH ST	1 bd + 1 ba	\$1,350	\$1,850
Totals/Averages		\$3,425	\$8,562

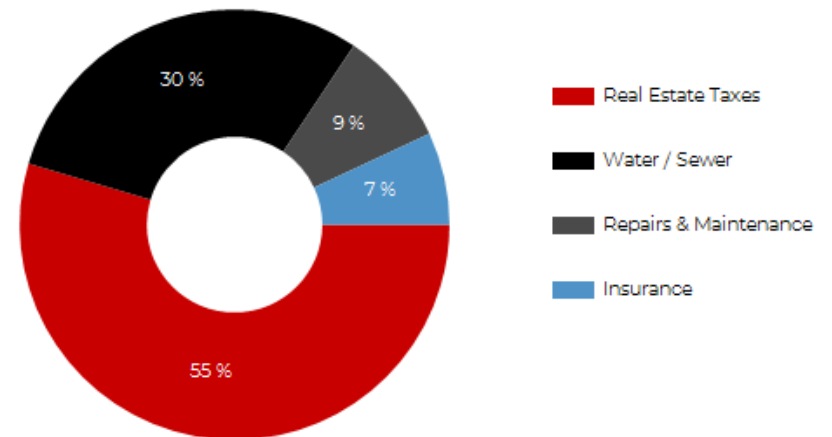
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$41,100	\$102,744
Less: Expenses	\$20,150	\$20,150
Net Operating Income	\$20,950	\$82,594

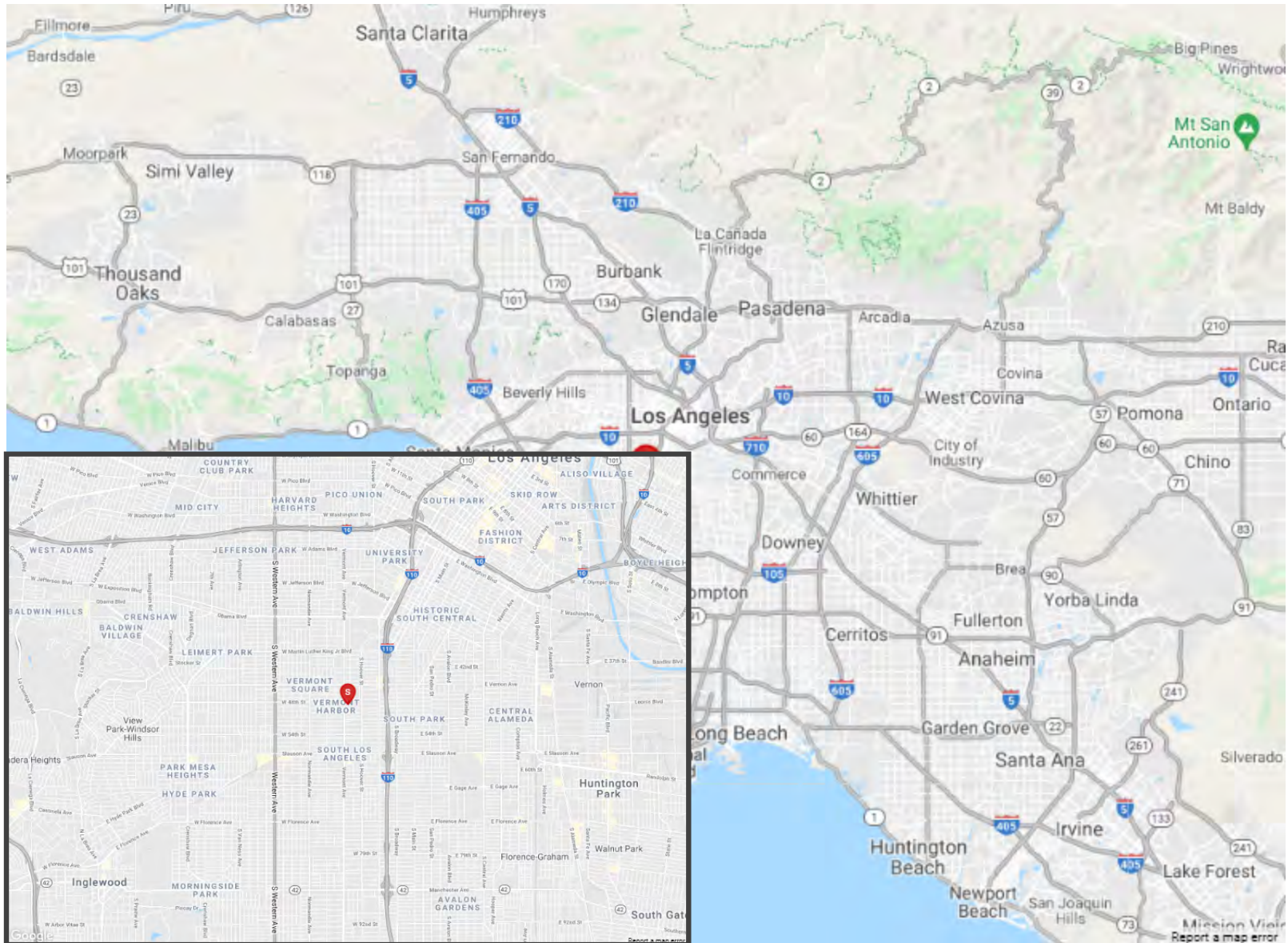
REVENUE ALLOCATION CURRENT



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$2,750	\$11,000	\$2,750	\$11,000
Insurance	\$350	\$1,400	\$350	\$1,400
Repairs & Maintenance	\$438	\$1,750	\$438	\$1,750
Water / Sewer	\$1,500	\$6,000	\$1,500	\$6,000
Total Operating Expense	\$5,038	\$20,150	\$5,038	\$20,150
Expense / SF		\$7.18		\$7.18
% of EGI		49.03 %		19.61 %

DISTRIBUTION OF EXPENSES CURRENT

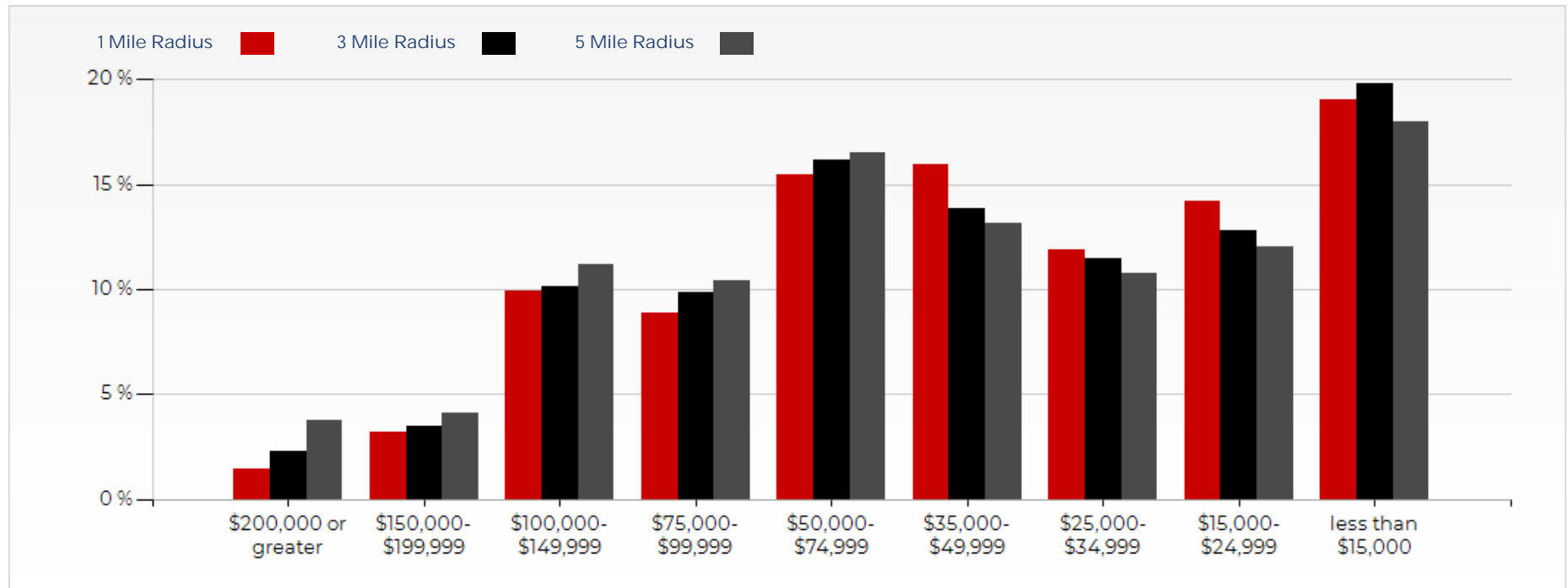




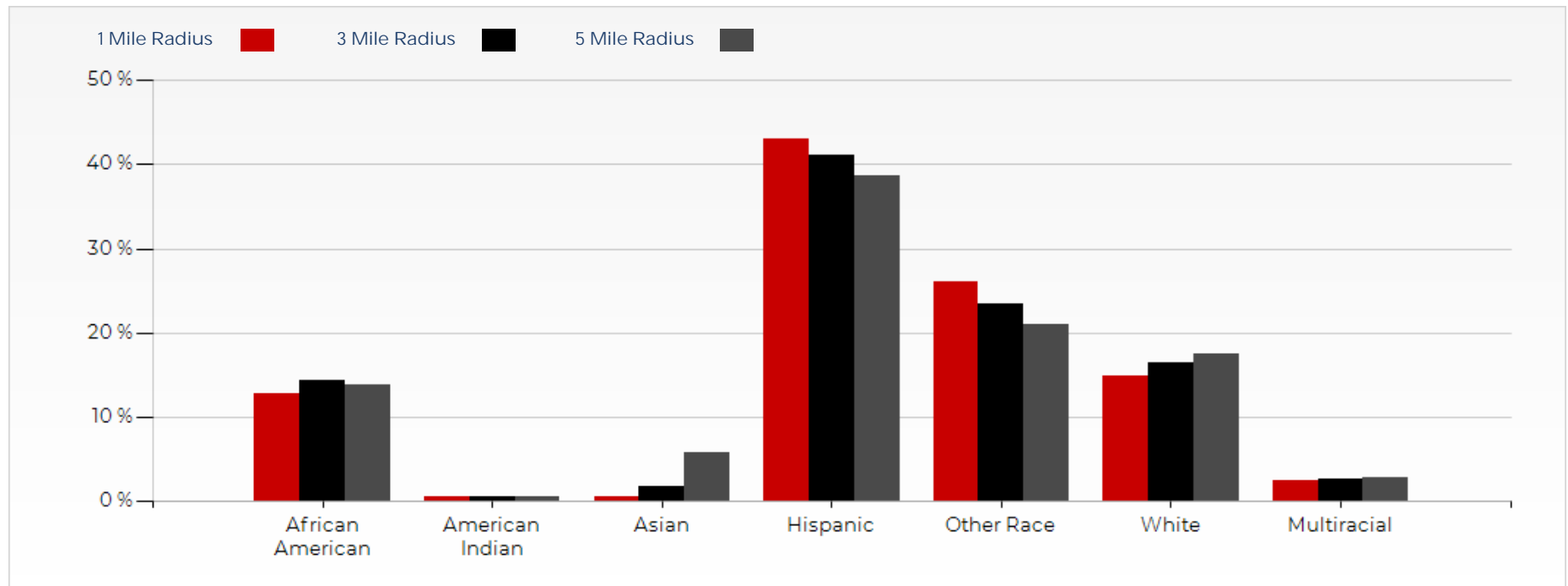
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	59,668	464,353	1,202,285
2010 Population	64,746	485,509	1,239,529
2021 Population	66,705	499,876	1,299,359
2026 Population	66,987	505,746	1,342,577
2021 African American	14,896	120,877	292,149
2021 American Indian	600	4,300	11,372
2021 Asian	492	13,996	122,580
2021 Hispanic	50,510	347,980	817,066
2021 Other Race	30,543	198,567	443,776
2021 White	17,303	139,091	369,311
2021 Multiracial	2,822	22,625	58,885
2021-2026: Population: Growth Rate	0.40 %	1.15 %	3.30 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,206	26,415	73,279
\$15,000-\$24,999	2,397	17,086	48,990
\$25,000-\$34,999	2,009	15,321	44,007
\$35,000-\$49,999	2,689	18,476	53,562
\$50,000-\$74,999	2,606	21,608	67,419
\$75,000-\$99,999	1,494	13,183	42,454
\$100,000-\$149,999	1,676	13,576	45,659
\$150,000-\$199,999	536	4,676	16,862
\$200,000 or greater	244	3,080	15,503
Median HH Income	\$38,525	\$40,263	\$44,523
Average HH Income	\$53,602	\$57,558	\$64,806

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,647	139,081	391,048
2010 Total Households	16,595	130,923	384,039
2021 Total Households	16,857	133,422	407,735
2026 Total Households	16,840	134,687	425,492
2021 Average Household Size	3.92	3.65	3.12
2000 Owner Occupied Housing	4,824	41,389	97,938
2000 Renter Occupied Housing	11,050	86,504	266,687
2021 Owner Occupied Housing	4,713	39,602	98,969
2021 Renter Occupied Housing	12,145	93,820	308,766
2021 Vacant Housing	1,519	10,903	38,815
2021 Total Housing	18,376	144,325	446,550
2026 Owner Occupied Housing	4,780	40,107	100,092
2026 Renter Occupied Housing	12,060	94,580	325,400
2026 Vacant Housing	1,589	11,446	39,677
2026 Total Housing	18,429	146,133	465,169
2021-2026: Households: Growth Rate	-0.10 %	0.95 %	4.30 %

2021 Household Income



2021 Population by Race



4 Units in Los Angeles

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