

8 UNITS IN PRIME HOLLYWOOD

1127 Lodi Pl, Los Angeles, CA 90038 | Los Angeles, CA

Offering Memorandum



AMAZING 5% CAP RATE - 8 UNITS WITH 7 FULLY RENOVATED VACANCIES

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Global Platinum Properties



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01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1127 Lodi Pl, Los Angeles, CA 90038 Los Angeles CA 90038
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Los Angeles
BUILDING SF	5,212 SF
LAND SF	6,766 SF
NUMBER OF UNITS	8
YEAR BUILT	1922
APN	5534-007-017
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,795,000
PRICE PSF	\$728.13
PRICE PER UNIT	\$474,375
OCCUPANCY	12.5 %
NOI (CURRENT)	\$189,697
NOI (Pro Forma)	\$221,055
CAP RATE (CURRENT)	5.00 %
CAP RATE (Pro Forma)	5.8 %
GRM (CURRENT)	14.2
GRM (Pro Forma)	12.7

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	58,960	442,459	995,102
2023 Median HH Income	\$57,733	\$67,477	\$68,673
2023 Average HH Income	\$92,756	\$110,571	\$111,875



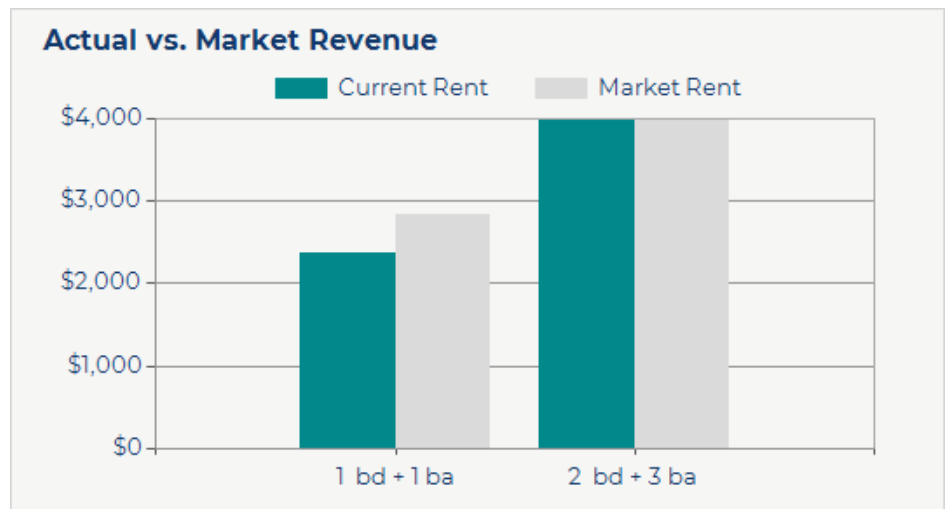
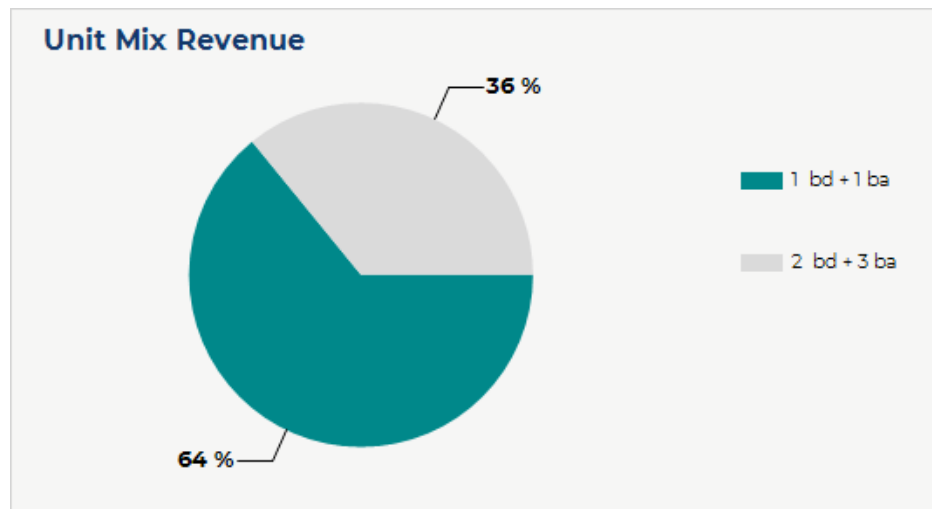
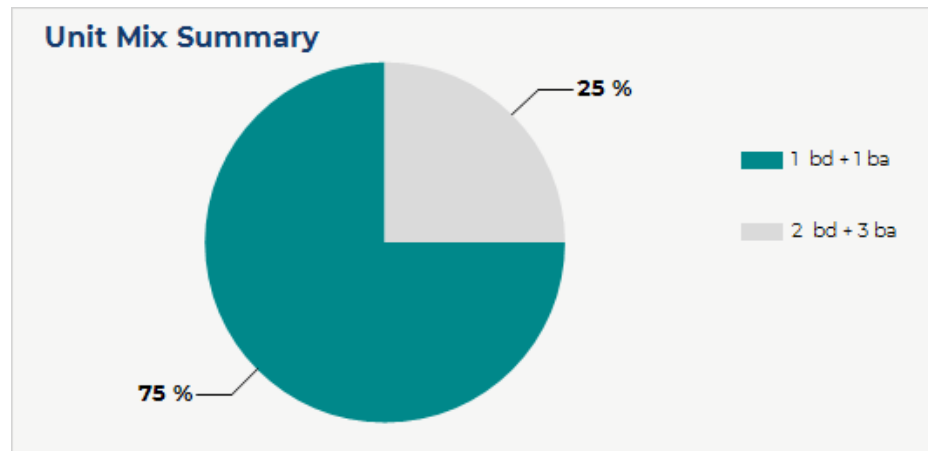
Description

8-unit building with 7 fully renovated vacancies in Prime Hollywood cash flowing at an incredible Current Cap Rate of 5% and 14.1 GRM from day 1! The vacancies have been completely remodeled from the studs with permits and boast a high-end aesthetic with new modern cabinets, flooring, recessed lighting, new bathrooms, new Mini Split AC systems, stainless steel appliances, washer/dryer inside, as well as major exterior capital improvements. The unit mix provides unparalleled versatility, including 2 spacious (2bed/3bath) units ideal for families, as well as 6 modern (1bed/1bath) units perfect for individuals seeking comfort and style. Each unit is individually metered for gas and electricity, ensuring convenience and efficiency. Additionally, the major systems have been updated including electrical, plumbing, HVAC, etc. The property is located in the heart of the Hollywood entertainment industry just minutes away from Netflix studios, Paramount Studios, and Netflix Corporate office. Located just steps away from the world-famous Sunset Blvd, the property offers close proximity to neighborhood attractions, restaurants, bars, and shops such as the Hollywood Walk of Fame, Highlight Room, TAO, Bar-Lis, Dream Hotel, Thompson Hotel, and many more popping up all around the area.

- 8 Unit building with 7 fully renovated vacancies with permits in Prime Hollywood area
- Amazing Current Cap Rate of 5% and 14.1 GRM
- Excellent unit mix consisted of 2 large (2bed/3bath) and 6 (1bed/1bath) units
- Individually metered for Gas & Electricity



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	6	\$2,376	\$14,258	\$2,830	\$16,980
2 bd + 3 ba	2	\$3,995	\$7,990	\$3,995	\$7,990
Totals/Averages	8	\$2,781	\$22,248	\$3,121	\$24,970



Excellent Hollywood Location

Located in the heart of Historic Hollywood, this property offers an exceptional opportunity for investors seeking a profitable venture. With its prime location and proximity to renowned studios such as Netflix, Sunset-Gower, and Sunset-Bronson Studios, the demand for housing in this area is unparalleled. The allure of Historic Hollywood with its rich history and cultural significance ensures a constant influx of tourists and visitors year-round, creating a high rental income potential!





02

Property Description

Property Features

PROPERTY FEATURES

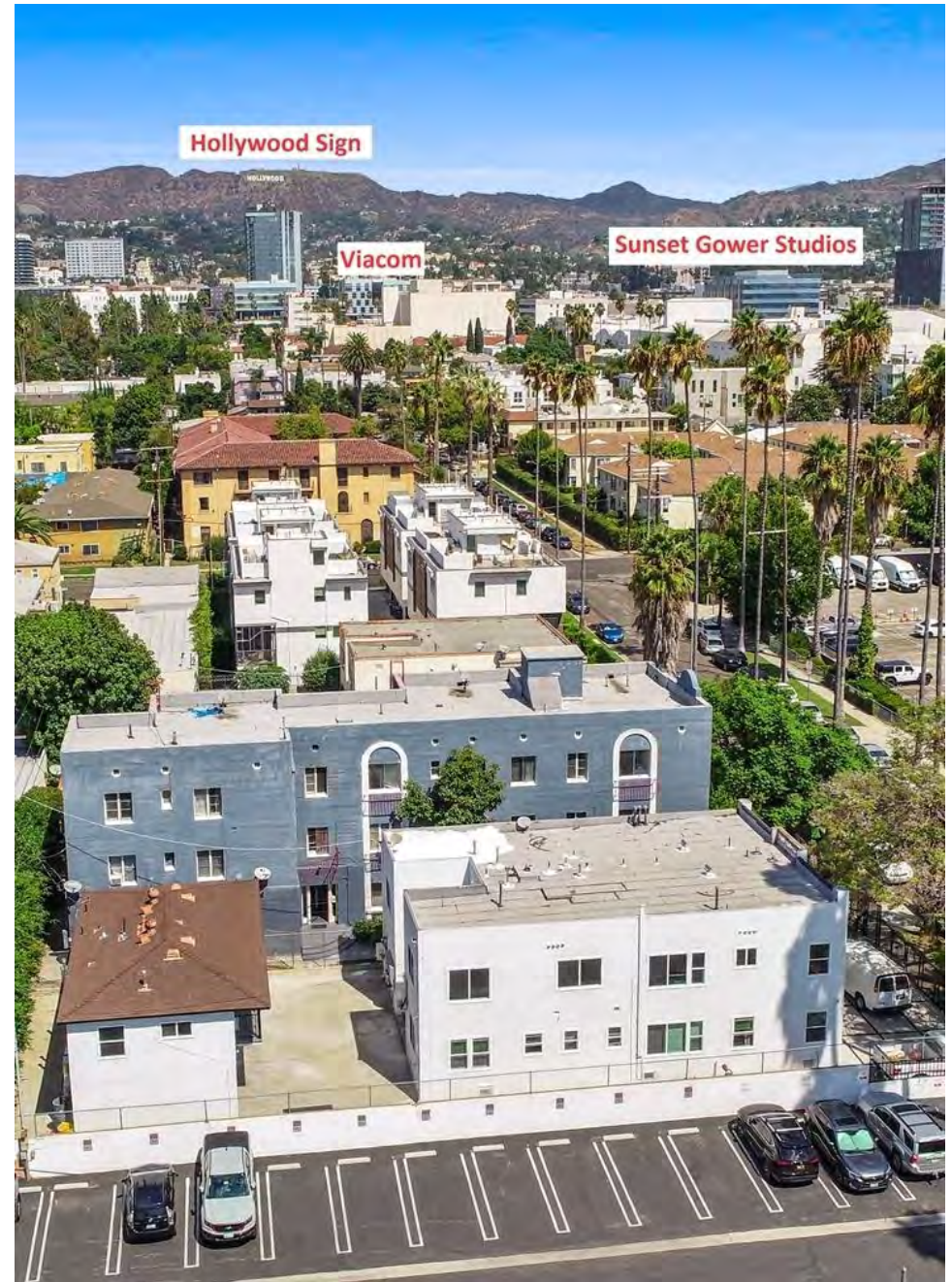
NUMBER OF UNITS	8
BUILDING SF	5,212
LAND SF	6,766
YEAR BUILT	1922
# OF PARCELS	1
ZONING TYPE	LARD1.5
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	135 X 50

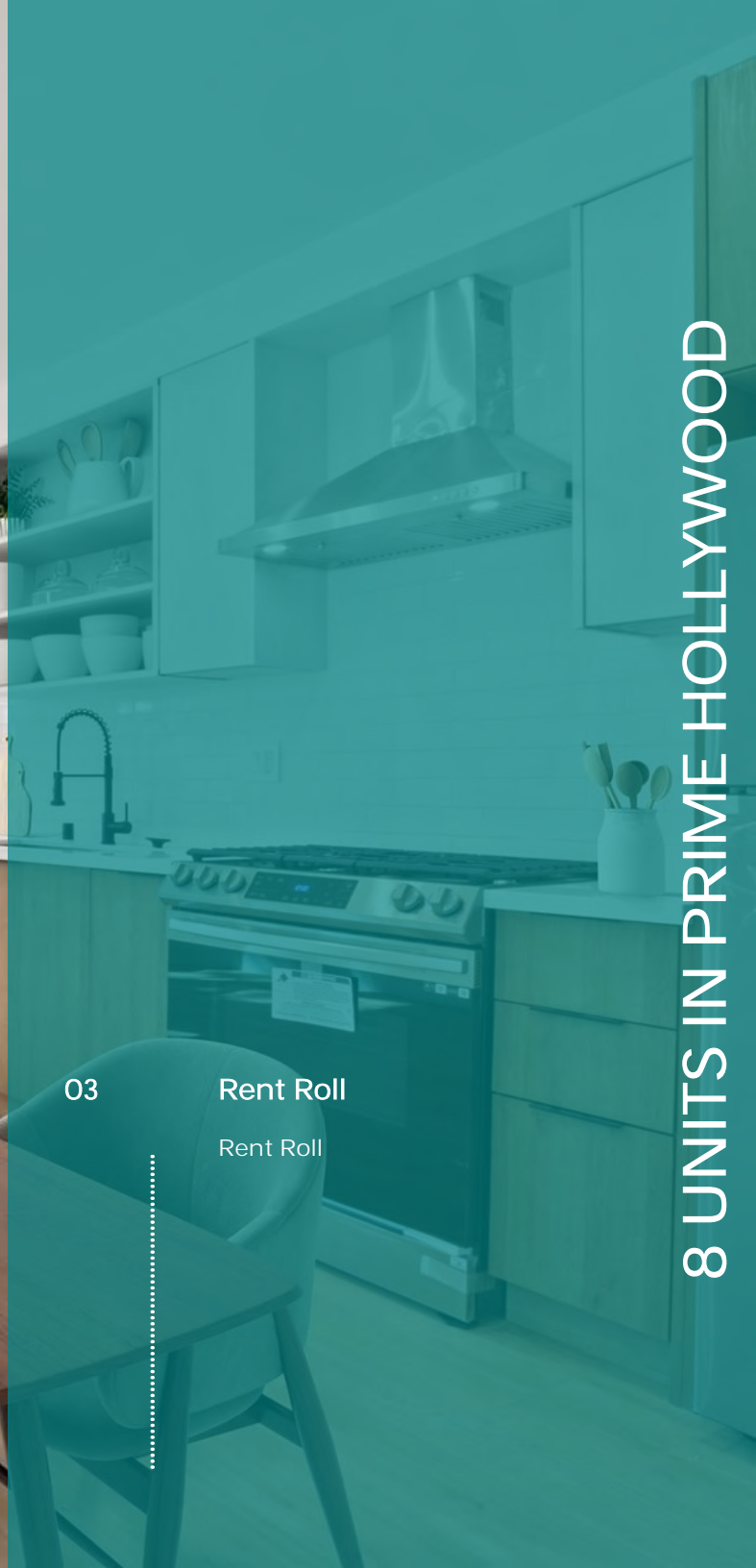
UTILITIES

WATER	OWNER
TRASH	OWNER
GAS	TENANT
ELECTRIC	TENANT

CONSTRUCTION

FOUNDATION	RAISED
FRAMING	WOOD
EXTERIOR	STUCCO
PARKING SURFACE	PAVED
ROOF	PITCHED/FLAT
STYLE	TRADITIONAL
LANDSCAPING	FRONT YARD





03

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1125	1 bd + 1 ba	\$2,495.00	\$2,495.00	Fully Renovated - Vacant - Smaller
1125 1/2	1 bd + 1 ba	\$2,495.00	\$2,495.00	Fully Renovated - Vacant - Smaller
1125 3/4	1 bd + 1 ba	\$2,495.00	\$2,495.00	Fully Renovated - Vacant - Smaller
1127	1 bd + 1 ba	\$1,273.00	\$3,995.00	Large 1+1+Den
1127 1/2	2 bd + 3 ba	\$3,995.00	\$3,995.00	Fully Renovated - Vacant
1129	1 bd + 1 ba	\$2,750.00	\$2,750.00	Fully Renovated - Vacant
1129 1/2	2 bd + 3 ba	\$3,995.00	\$3,995.00	Fully Renovated - Vacant
1129 3/4	1 bd + 1 ba	\$2,750.00	\$2,750.00	Fully Renovated - Vacant
Totals/Averages		\$22,248.00	\$24,970.00	





NetFlix - Epic

Sunset Gower Studios

04

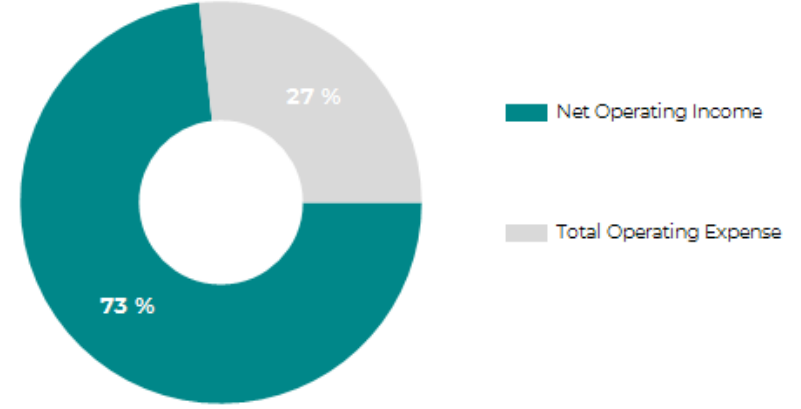
Financial Analysis

Income & Expense Analysis

8 UNITS IN PRIME HOLLYWOOD

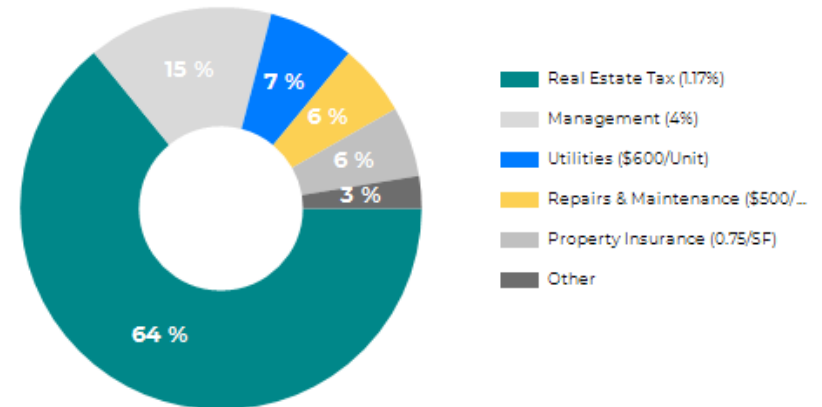
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$266,976		\$299,640	
Gross Potential Income	\$266,976		\$299,640	
Less Vacancy/Deductions (GPR) (3%)	-\$8,009	3.0 %	-\$8,009	2.7 %
Effective Gross Income	\$258,967		\$291,631	
Less Expenses	\$69,270	26.74 %	\$70,576	24.20 %
Net Operating Income	\$189,697		\$221,055	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.17%)	\$44,402	\$5,550	\$44,402	\$5,550
Property Insurance (0.75/SF)	\$3,909	\$489	\$3,909	\$489
Utilities (\$600/Unit)	\$4,800	\$600	\$4,800	\$600
Pest Control (\$50/Month)	\$600	\$75	\$600	\$75
Repairs & Maintenance (\$500/Unit)	\$4,000	\$500	\$4,000	\$500
Management (4%)	\$10,359	\$1,295	\$11,665	\$1,458
Cleaning & Gardening (\$100/Month)	\$1,200	\$150	\$1,200	\$150
Total Operating Expense	\$69,270	\$8,659	\$70,576	\$8,822
Expense / SF	\$13.29		\$13.54	
% of EGI	26.74 %		24.20 %	

DISTRIBUTION OF EXPENSES CURRENT





05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	59,008	464,734	1,006,205
2010 Population	54,587	439,173	979,690
2023 Population	58,960	442,459	995,102
2028 Population	61,054	456,055	1,022,019
2023 African American	4,140	23,768	74,466
2023 American Indian	1,019	5,984	17,953
2023 Asian	6,424	94,428	170,139
2023 Hispanic	25,375	143,779	395,802
2023 Other Race	16,318	89,218	253,557
2023 White	23,204	178,224	358,057
2023 Multiracial	7,749	50,334	119,870
2023-2028: Population: Growth Rate	3.50 %	3.05 %	2.70 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,872	27,967	60,154
\$15,000-\$24,999	2,663	16,198	33,324
\$25,000-\$34,999	2,276	16,117	32,355
\$35,000-\$49,999	2,600	21,154	41,956
\$50,000-\$74,999	5,045	33,847	65,380
\$75,000-\$99,999	3,298	25,457	50,774
\$100,000-\$149,999	3,665	31,000	64,088
\$150,000-\$199,999	1,614	15,785	35,375
\$200,000 or greater	2,798	27,257	57,470
Median HH Income	\$57,733	\$67,477	\$68,673
Average HH Income	\$92,756	\$110,571	\$111,875

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	24,614	206,523	418,402
2010 Total Households	23,812	198,910	404,508
2023 Total Households	28,831	214,784	440,880
2028 Total Households	30,328	223,429	458,297
2023 Average Household Size	1.95	2.02	2.20
2000 Owner Occupied Housing	2,529	33,401	85,305
2000 Renter Occupied Housing	21,051	165,117	312,924
2023 Owner Occupied Housing	3,201	35,974	92,247
2023 Renter Occupied Housing	25,630	178,810	348,633
2023 Vacant Housing	3,573	20,105	42,669
2023 Total Housing	32,404	234,889	483,549
2028 Owner Occupied Housing	3,299	36,878	94,721
2028 Renter Occupied Housing	27,028	186,551	363,576
2028 Vacant Housing	2,800	17,363	36,828
2028 Total Housing	33,128	240,792	495,125
2023-2028: Households: Growth Rate	5.10 %	3.95 %	3.90 %



Source: esri

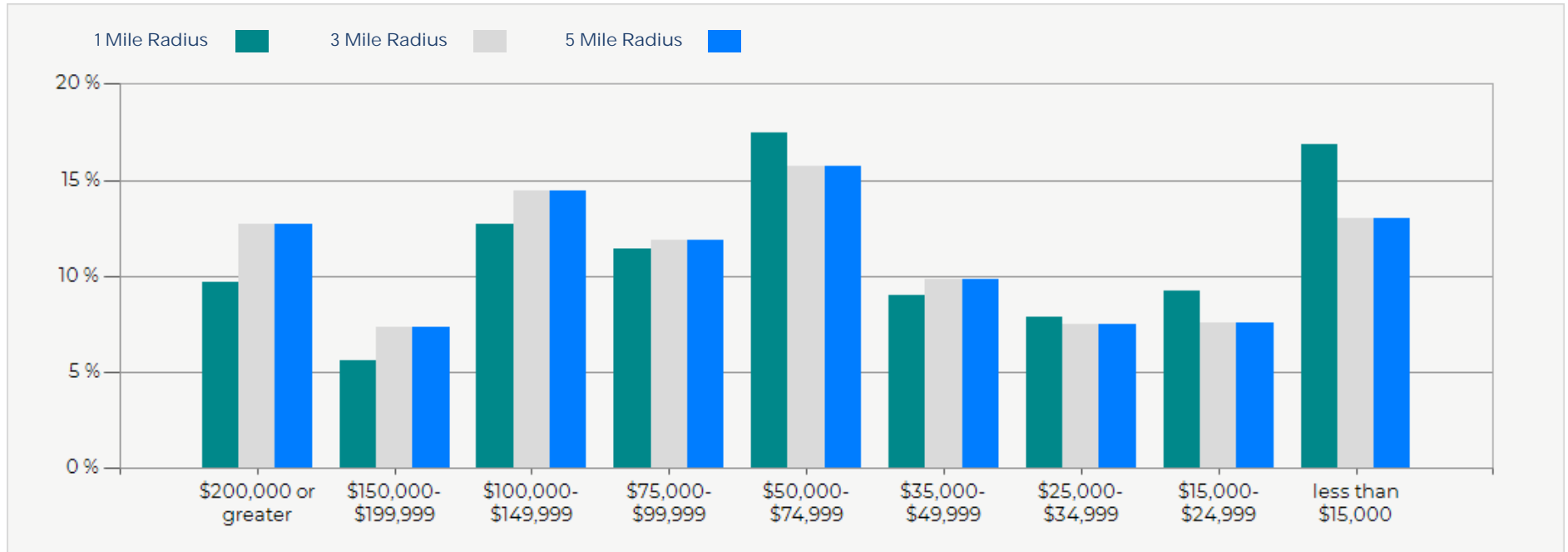
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	6,339	47,405	97,086
2023 Population Age 35-39	5,473	43,119	89,618
2023 Population Age 40-44	4,671	36,814	77,832
2023 Population Age 45-49	3,874	30,783	65,234
2023 Population Age 50-54	3,549	28,307	61,924
2023 Population Age 55-59	3,082	24,643	54,194
2023 Population Age 60-64	2,902	23,512	51,583
2023 Population Age 65-69	2,490	19,786	43,837
2023 Population Age 70-74	2,017	16,020	35,614
2023 Population Age 75-79	1,457	11,263	25,070
2023 Population Age 80-84	913	7,356	16,795
2023 Population Age 85+	898	7,500	17,619
2023 Population Age 18+	50,283	376,107	822,692
2023 Median Age	37	38	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,562	\$72,941	\$73,653
Average Household Income 25-34	\$90,770	\$103,171	\$103,727
Median Household Income 35-44	\$66,880	\$78,175	\$79,986
Average Household Income 35-44	\$108,057	\$124,569	\$126,143
Median Household Income 45-54	\$67,754	\$81,195	\$84,386
Average Household Income 45-54	\$110,332	\$130,941	\$133,328
Median Household Income 55-64	\$55,381	\$67,921	\$71,133
Average Household Income 55-64	\$96,712	\$120,796	\$122,937
Median Household Income 65-74	\$40,835	\$54,046	\$56,061
Average Household Income 65-74	\$80,597	\$99,477	\$100,510
Average Household Income 75+	\$58,558	\$73,311	\$77,452

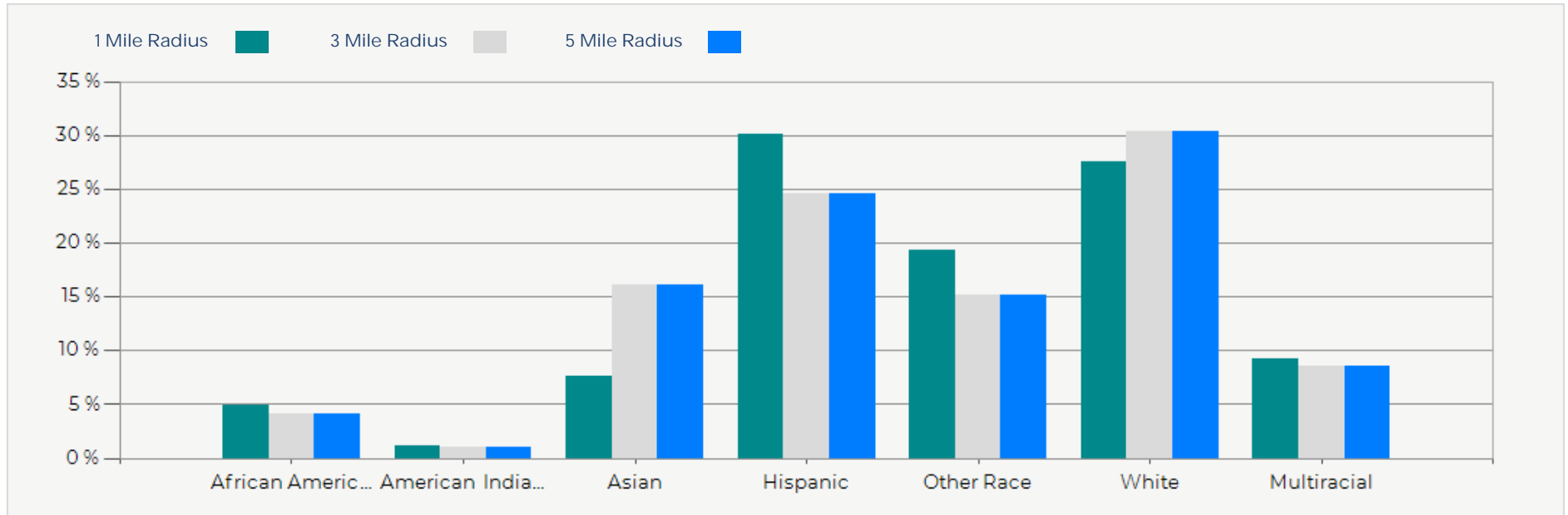
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	6,325	42,972	91,032
2028 Population Age 35-39	5,637	42,261	88,519
2028 Population Age 40-44	4,848	38,277	81,155
2028 Population Age 45-49	4,211	33,663	72,205
2028 Population Age 50-54	3,623	28,877	61,635
2028 Population Age 55-59	3,288	26,540	58,011
2028 Population Age 60-64	2,853	22,768	49,767
2028 Population Age 65-69	2,594	20,684	45,574
2028 Population Age 70-74	2,290	17,929	39,215
2028 Population Age 75-79	1,766	13,537	30,236
2028 Population Age 80-84	1,189	9,348	20,905
2028 Population Age 85+	1,096	8,935	20,605
2028 Population Age 18+	52,666	390,429	852,790
2028 Median Age	38	39	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,463	\$83,578	\$84,952
Average Household Income 25-34	\$109,290	\$120,727	\$122,489
Median Household Income 35-44	\$79,984	\$92,022	\$94,337
Average Household Income 35-44	\$127,642	\$144,917	\$146,500
Median Household Income 45-54	\$84,178	\$98,290	\$101,407
Average Household Income 45-54	\$131,718	\$151,949	\$153,954
Median Household Income 55-64	\$73,697	\$86,241	\$89,642
Average Household Income 55-64	\$119,711	\$141,940	\$144,244
Median Household Income 65-74	\$55,702	\$70,544	\$72,641
Average Household Income 65-74	\$99,055	\$120,820	\$121,628
Average Household Income 75+	\$73,268	\$92,629	\$97,090

2023 Household Income



2023 Population by Race



8 Units in Prime Hollywood

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