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ACTUAL 6.6% CAP RATE DAY 1

TREMENDOUS INVESTMENT/OWNER-USER OPPORTUNITY  
145 E 36TH PLACE, LOS ANGELES CA 90011



# Actual 6.6% Cap Rate Day 1

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
  - Unit Mix Summary
  - Location Summary
- 02 **Property Description**
  - Property Features
- 03 **Rent Roll**
  - Rent Roll
- 04 **Financial Analysis**
  - Income & Expense Analysis
- 05 **Demographics**
  - Demographics
  - Demographic Charts

*Global Platinum Properties*



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## OFFERING SUMMARY

ADDRESS	145 E 36th Place Los Angeles CA 90011
COUNTY	Los Angeles
MARKET	South Los Angeles
SUBMARKET	Metropolitan Los Angeles
BUILDING SF	2,524 SF
LAND SF	6,250 SF
NUMBER OF UNITS	4
YEAR BUILT	1901
YEAR RENOVATED	2022
APN	5626-002-001
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,250,000
PRICE PSF	\$495.25
PRICE PER UNIT	\$312,500
OCCUPANCY	1 UNIT
NOI (CURRENT)	\$82,517
NOI (Pro Forma)	\$97,480
CAP RATE (CURRENT)	6.6 %
CAP RATE (Pro Forma)	7.8 %
GRM (CURRENT)	11.1
GRM (Pro Forma)	9.7

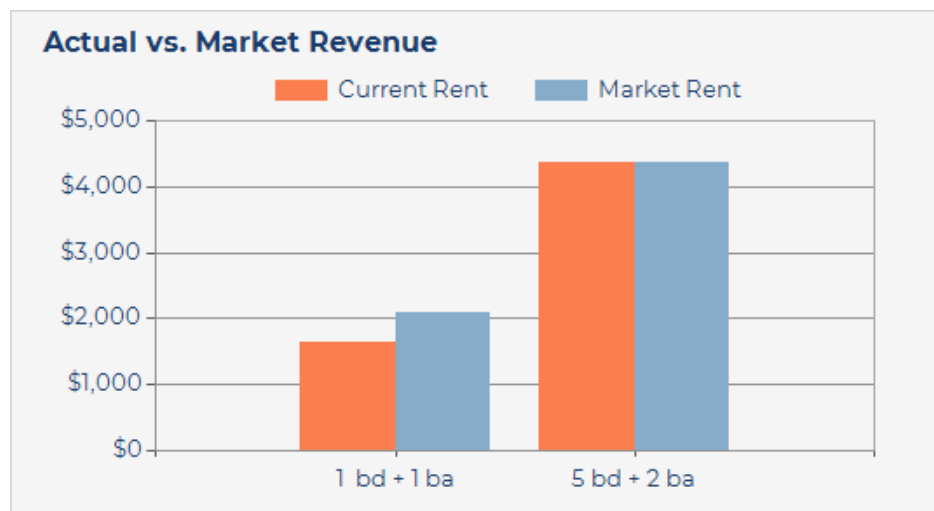
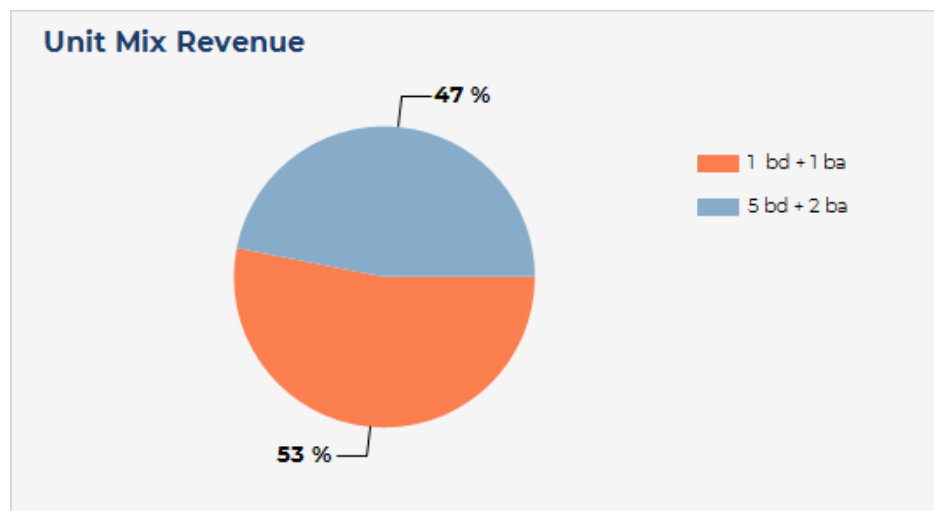
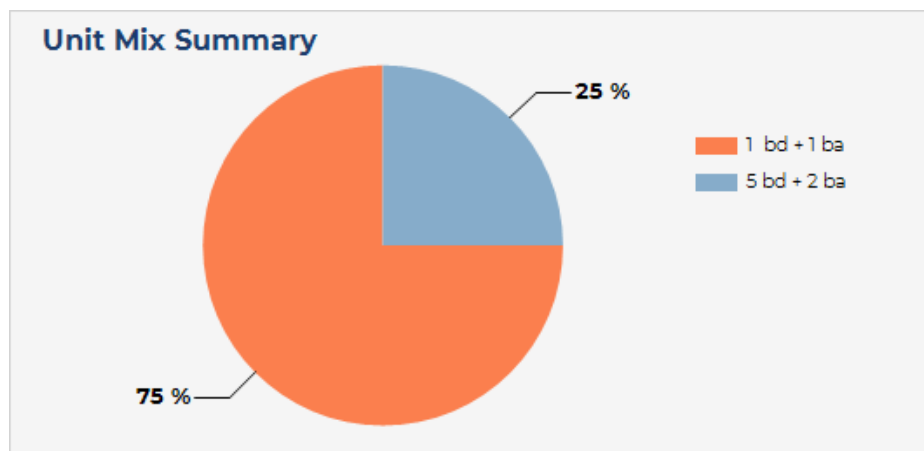


## Description

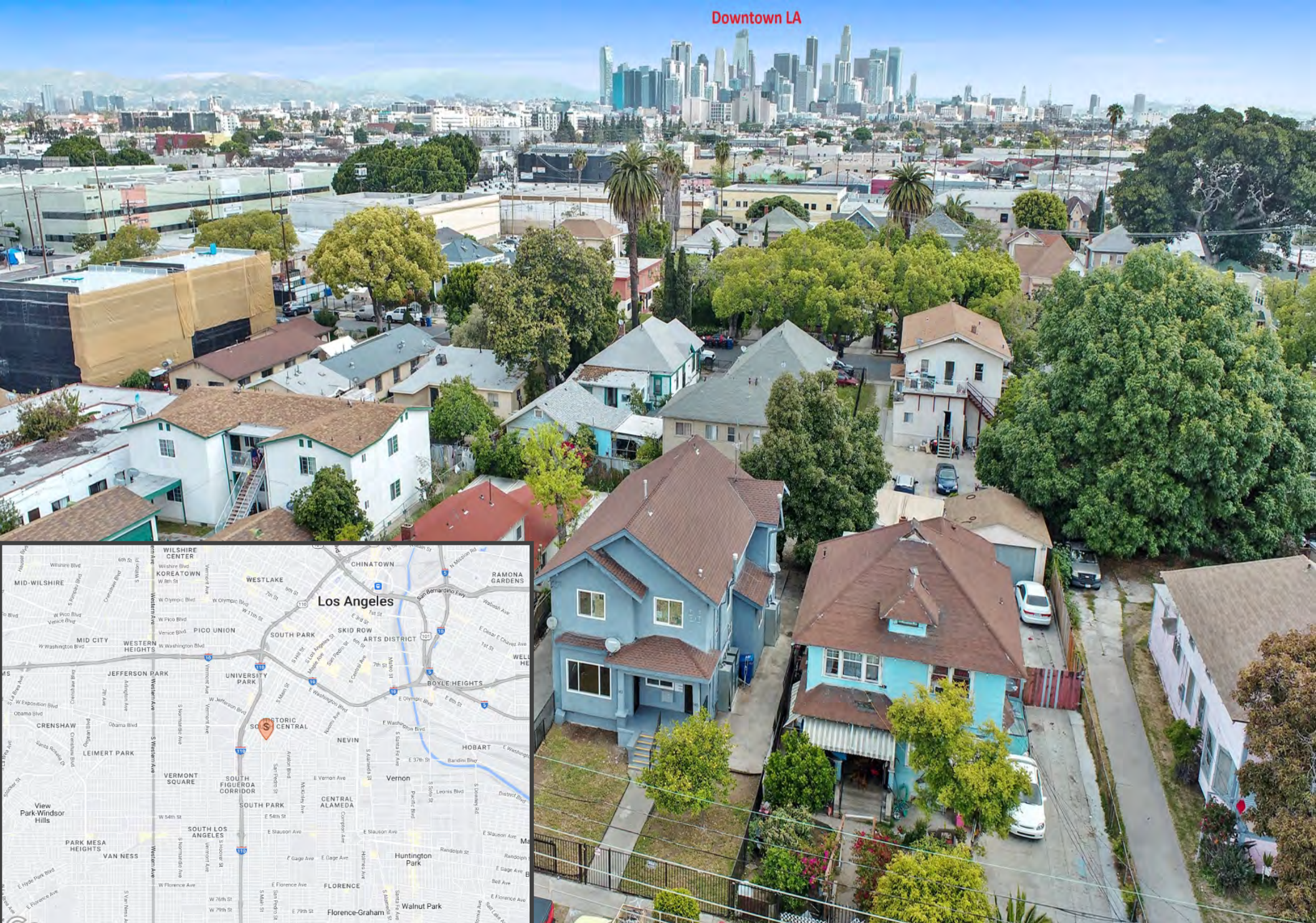
**Incredible 4-unit Investment or Owner-User opportunity cash flowing at an amazing 6.6% Cap Rate and 11.1 GRM from Day 1 just minutes from USC and DTLA! Vacant & Renovated 5 Bed 2 Bath house downstairs plus 3 renovated (1 Bed/1 Bath) units upstairs. Large 6,250 SF Lot with ~10 tandem parking spaces in the back. Additional upside to 7.8% Cap Rate and 9.7 GRM on proforma. All utilities are individually metered for gas & electricity. There are plans to add 2 large Detached ADUs in the back for further upside. Over the past few years, South Los Angeles has experienced consistent expansion due to its reasonable housing prices and convenient location near Downtown LA, Sofi Stadium, USC, Culver City, and South Bay. Rental rates in South LA have surged by almost 25% since 2020. The area's low vacancy rates combined with a landlord-dominant real estate environment and abundant job opportunities nearby indicate that significant long-term growth is on the horizon for South LA.**

- Perfect owner-user or investment opportunity cash flowing at an amazing 6.6% Cap Rate and 11.1 GRM from Day 1.
- Incredible upside to 7.8% Cap Rate and 9.7 GRM on Proforma.
- Individually metered for Gas & Electricity.
- ADU Plans for 2 Large Detached units in the back.
- Large 6,250 SF Lot with 10 tandem parking spaces in the back.
- 4 Renovated Units minutes from USC & DTLA Including a Large Vacant 5 Bed 2 Bath Unit Downstairs.

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	3	\$1,650	\$4,949	\$2,096	\$6,288
5 bd + 2 ba	1	\$4,374	\$4,374	\$4,374	\$4,374
<b>Totals/Averages</b>	<b>4</b>	<b>\$2,331</b>	<b>\$9,323</b>	<b>\$2,666</b>	<b>\$10,662</b>











02

Property Description

Property Features

ACTUAL 6.6% CAP RATE DAY 1

## PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	2,524
LAND SF	6,250
YEAR BUILT	1901
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	RD1.5
TOPOGRAPHY	FLAT
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6

## FEES & DEPOSITS

APPLICATION FEE	0
SECURITY DEPOSIT	0
PET FEE	0

## MECHANICAL

HVAC	Ceiling Fans
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## UTILITIES

WATER	Landlord
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant
SEWER	Landlord

## CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Surface
ROOF	Pitched
STYLE	Traditional
LANDSCAPING	Front Yard





03

Rent Roll

Rent Roll





Unit	Unit Mix	Current Rent	Market Rent	Notes
1	5 bd + 2 ba	\$4,374.00	\$4,374.00	Vacant
2	1 bd + 1 ba	\$1,675.00	\$2,096.00	Section 8
3	1 bd + 1 ba	\$1,550.00	\$2,096.00	Section 8
4	1 bd + 1 ba	\$1,724.00	\$2,096.00	Section 8
Totals/Averages		\$9,323.00	\$10,662.00	





04

Financial Analysis

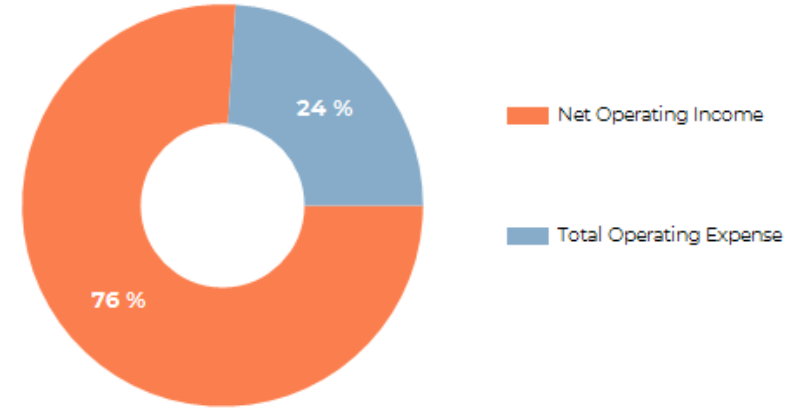
Income & Expense Analysis

ACTUAL 6.6% CAP RATE DAY 1



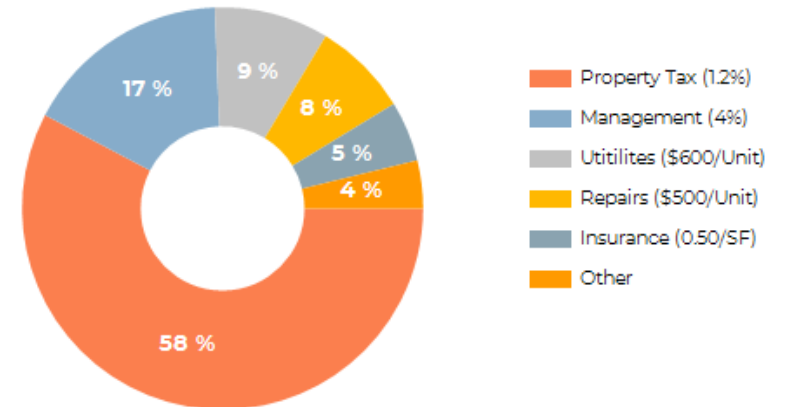
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$111,876		\$127,944	
<b>Gross Potential Income</b>	<b>\$111,876</b>		<b>\$127,944</b>	
General Vacancy	-\$3,356	3.0 %	-\$3,838	3.0 %
<b>Effective Gross Income</b>	<b>\$108,520</b>		<b>\$124,106</b>	
Less Expenses	\$26,003	23.96 %	\$26,626	21.45 %
<b>Net Operating Income</b>	<b>\$82,517</b>		<b>\$97,480</b>	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Property Tax (1.2%)	\$15,000	\$3,750	\$15,000	\$3,750
Insurance (0.50/SF)	\$1,262	\$316	\$1,262	\$316
Utilities (\$600/Unit)	\$2,400	\$600	\$2,400	\$600
Repairs (\$500/Unit)	\$2,000	\$500	\$2,000	\$500
Pest Control (\$100/Quarter)	\$400	\$100	\$400	\$100
Gardening (\$50/Month)	\$600	\$150	\$600	\$150
Management (4%)	\$4,341	\$1,085	\$4,964	\$1,241
<b>Total Operating Expense</b>	<b>\$26,003</b>	<b>\$6,501</b>	<b>\$26,626</b>	<b>\$6,657</b>
Expense / SF	\$10.30		\$10.55	
% of EGI	23.96 %		21.45 %	

## DISTRIBUTION OF EXPENSES CURRENT



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	58,144	453,574	1,271,945
2010 Population	59,462	482,376	1,289,767
2022 Population	60,700	511,451	1,311,897
2027 Population	59,640	507,416	1,301,638
2022 African American	5,254	69,230	199,529
2022 American Indian	2,138	15,313	34,590
2022 Asian	3,514	44,298	143,199
2022 Hispanic	47,097	346,195	837,052
2022 Other Race	33,484	243,675	574,305
2022 White	8,387	72,036	184,450
2022 Multiracial	7,846	66,327	174,400
2022-2027: Population: Growth Rate	-1.75 %	-0.80 %	-0.80 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,823	30,890	67,145
\$15,000-\$24,999	1,838	17,908	46,345
\$25,000-\$34,999	1,657	16,134	42,667
\$35,000-\$49,999	2,259	20,555	56,720
\$50,000-\$74,999	2,442	24,394	73,719
\$75,000-\$99,999	1,220	16,556	47,847
\$100,000-\$149,999	1,363	18,880	54,769
\$150,000-\$199,999	455	8,922	22,219
\$200,000 or greater	414	8,031	22,151
Median HH Income	\$39,909	\$46,022	\$50,900
Average HH Income	\$59,619	\$73,172	\$76,109

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	14,196	137,307	399,868
2010 Total Households	13,090	138,579	392,053
2022 Total Households	14,471	162,270	433,582
2027 Total Households	14,251	163,383	435,083
2022 Average Household Size	3.81	2.98	2.92
2000 Owner Occupied Housing	2,556	27,533	91,554
2000 Renter Occupied Housing	10,572	98,523	282,112
2022 Owner Occupied Housing	2,494	33,392	101,957
2022 Renter Occupied Housing	11,977	128,878	331,625
2022 Vacant Housing	837	14,047	32,101
2022 Total Housing	15,308	176,317	465,683
2027 Owner Occupied Housing	2,482	33,196	101,289
2027 Renter Occupied Housing	11,769	130,187	333,794
2027 Vacant Housing	1,149	15,057	35,440
2027 Total Housing	15,400	178,440	470,523
2022-2027: Households: Growth Rate	-1.55 %	0.70 %	0.35 %



Source: esri



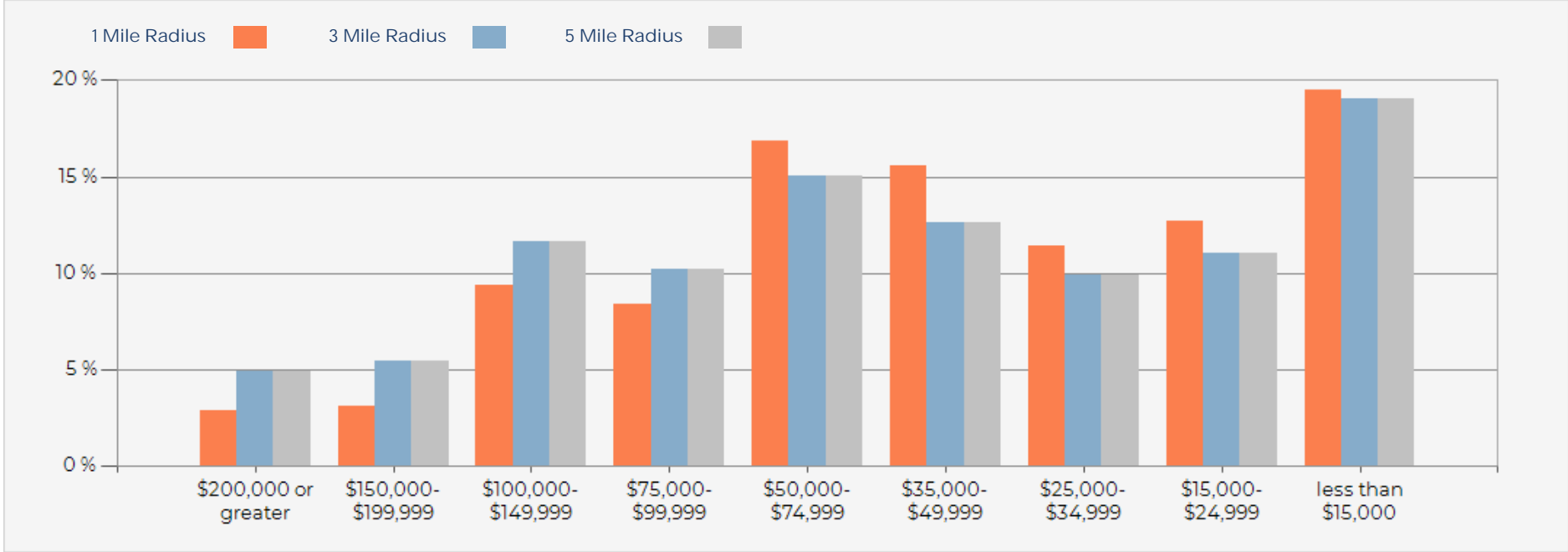
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	4,613	44,525	111,134
2022 Population Age 35-39	3,975	37,481	98,199
2022 Population Age 40-44	3,488	32,364	85,373
2022 Population Age 45-49	3,184	28,806	77,913
2022 Population Age 50-54	2,857	27,182	73,685
2022 Population Age 55-59	2,272	24,169	65,906
2022 Population Age 60-64	1,824	21,455	59,641
2022 Population Age 65-69	1,408	16,646	48,039
2022 Population Age 70-74	925	12,713	36,307
2022 Population Age 75-79	618	9,017	25,611
2022 Population Age 80-84	408	6,019	16,615
2022 Population Age 85+	463	6,594	17,085
2022 Population Age 18+	44,255	386,134	991,555
2022 Median Age	26	31	33

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,001	\$58,206	\$57,845
Average Household Income 25-34	\$64,337	\$83,041	\$79,851
Median Household Income 35-44	\$45,705	\$53,980	\$56,793
Average Household Income 35-44	\$66,810	\$83,663	\$84,612
Median Household Income 45-54	\$47,423	\$52,708	\$57,497
Average Household Income 45-54	\$67,939	\$78,220	\$84,362
Median Household Income 55-64	\$40,098	\$44,099	\$50,842
Average Household Income 55-64	\$59,340	\$70,547	\$77,142
Median Household Income 65-74	\$33,834	\$34,747	\$39,728
Average Household Income 65-74	\$53,443	\$61,800	\$67,669
Average Household Income 75+	\$42,984	\$49,728	\$53,608

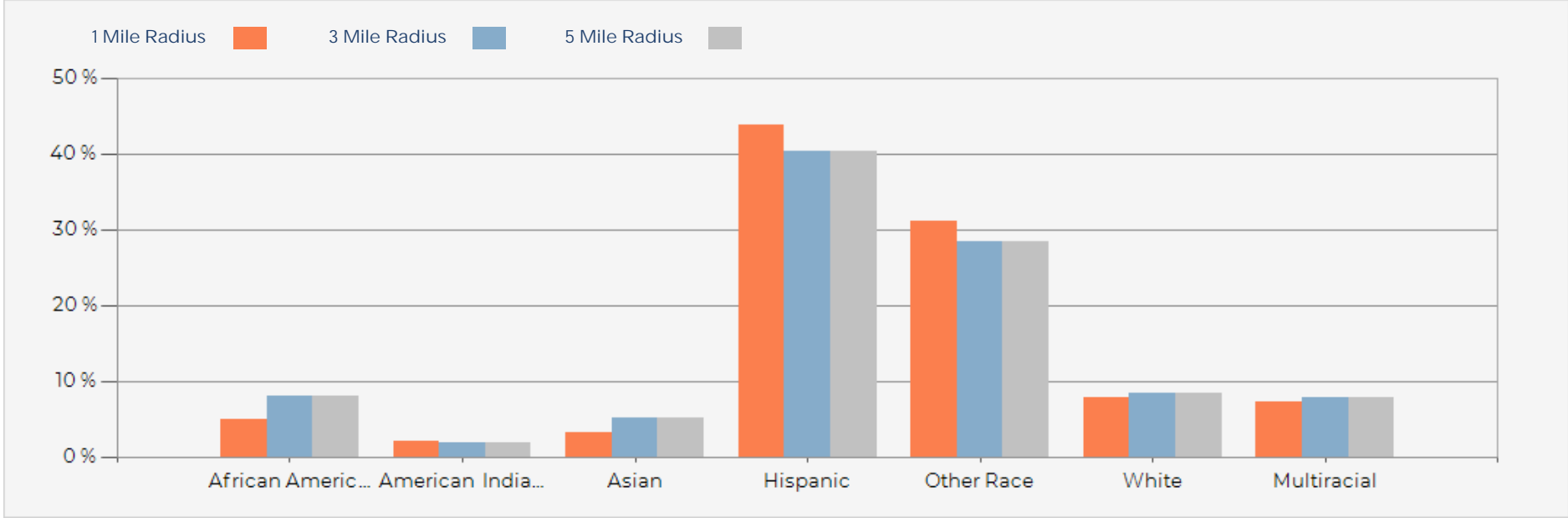
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	4,270	43,017	108,451
2027 Population Age 35-39	4,114	39,439	100,713
2027 Population Age 40-44	3,666	34,569	91,015
2027 Population Age 45-49	3,280	30,419	80,877
2027 Population Age 50-54	2,866	26,830	72,469
2027 Population Age 55-59	2,601	24,906	67,933
2027 Population Age 60-64	1,902	21,045	58,419
2027 Population Age 65-69	1,562	18,337	51,665
2027 Population Age 70-74	1,153	14,543	41,193
2027 Population Age 75-79	733	10,778	30,266
2027 Population Age 80-84	491	7,269	20,187
2027 Population Age 85+	501	7,072	18,621
2027 Population Age 18+	44,158	388,338	998,114
2027 Median Age	27	33	34

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,514	\$77,563	\$74,308
Average Household Income 25-34	\$78,150	\$101,814	\$98,148
Median Household Income 35-44	\$57,508	\$73,606	\$73,741
Average Household Income 35-44	\$82,470	\$103,296	\$104,566
Median Household Income 45-54	\$58,162	\$67,830	\$73,260
Average Household Income 45-54	\$85,038	\$97,583	\$104,047
Median Household Income 55-64	\$48,449	\$57,332	\$64,135
Average Household Income 55-64	\$75,383	\$88,481	\$96,225
Median Household Income 65-74	\$38,256	\$43,550	\$52,009
Average Household Income 65-74	\$67,139	\$78,980	\$85,816
Average Household Income 75+	\$55,590	\$64,956	\$70,685

2022 Household Income

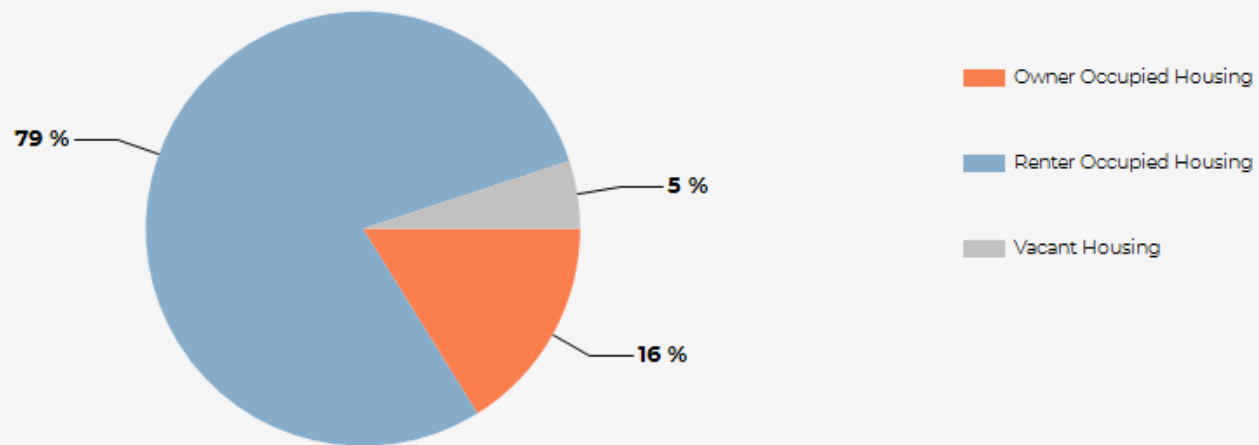


2022 Population by Race

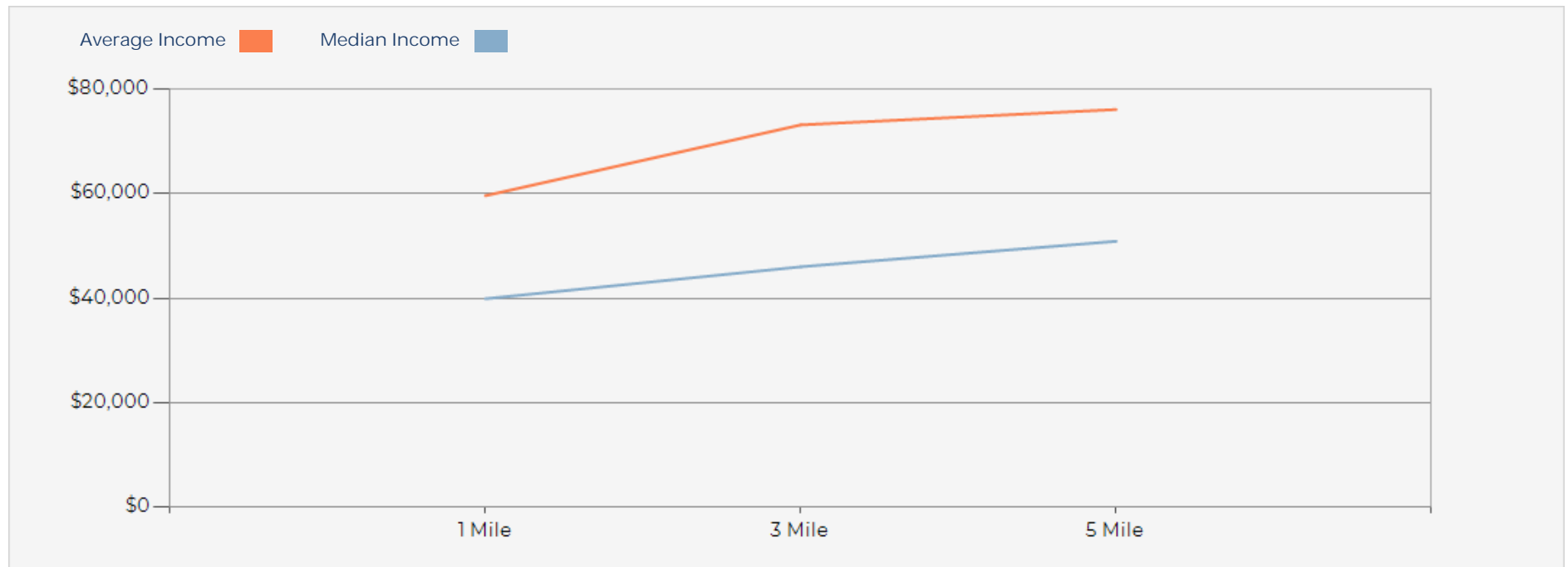




## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



# Actual 6.6% Cap Rate Day 1

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