



GLOBAL PLATINUM
PROPERTIES

USC Security Zone

OFFERING MEMORANDUM • LARGE 4 UNITS JUST WEST OF USC

1419 W. 36TH ST.

LOS ANGELES, CALIFORNIA 90018

New Construction

A prime two-story, four-unit property near USC with strong growth potential and steady income — individually metered, with a large rear lot offering ADU potential, moments from transit and major development.

PRICE

\$1,295,000

UNITS

4

CURRENT CAP

5.53%

PRO FORMA CAP

8.15%

BUILDING SF

4,786

1419 W. 36TH ST. · LOS ANGELES, CA 90018

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SECTION

01

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

UNIT MIX SUMMARY



GLOBAL PLATINUM
PROPERTIES

OFFERING SUMMARY

ADDRESS	1419 W. 36th St., Los Angeles CA 90018
COUNTY	Los Angeles
MARKET	Los Angeles Metro
SUBMARKET	USC North University Park District
BUILDING SF	4,786 SF
LAND SF	6,804 SF · .156 AC
NUMBER OF UNITS	4
YEAR BUILT	1913
APN	5041011004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,295,000
PRICE PSF	\$270.58
PRICE PER UNIT	\$323,750
OCCUPANCY	100.00%
NOI (CURRENT)	\$71,645
NOI (PRO FORMA)	\$105,519
CAP RATE (CURRENT)	5.53%
CAP RATE (PRO FORMA)	8.15%
GRM (CURRENT)	12.35
GRM (PRO FORMA)	9.17

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	63,921	560,691	1,258,660
2025 MEDIAN HH INCOME	\$57,188	\$59,741	\$65,300
2025 AVERAGE HH INCOME	\$79,058	\$85,401	\$97,328



INVESTMENT HIGHLIGHTS

CASH-FLOWING UNITS WITH SIGNIFICANT UPSIDE

This is a rare opportunity to acquire a two-story, four-unit property just west of USC — an area undergoing rapid growth and significant new development. With 4,786 sq. ft. of improvements on a generous lot with ample parking, the asset is well-positioned for strong tenant demand and future expansion.

The property offers an attractive blend of stability and upside: a solid 5.5% cap rate and meaningful rent growth potential, with two units poised for 75–100% increases. Preliminary plans to add four ADUs further enhance the long-term value proposition. Each unit is individually metered for gas and electricity, keeping operating costs low and management efficient. The expansive rear lot provides excellent flexibility for additional ADU development.

Located a stone's throw from USC security and adjacent to new construction, the property sits in a neighborhood energized by ongoing multifamily and commercial projects, major infrastructure upgrades, and global events including the 2026 World Cup and 2028 Olympics. Its proximity to the Expo Line offers seamless access to transit, employment centers, and entertainment.

This is an exceptional chance to secure a cash-flowing asset with multiple avenues for growth in one of Los Angeles' most dynamic and rapidly evolving submarkets.

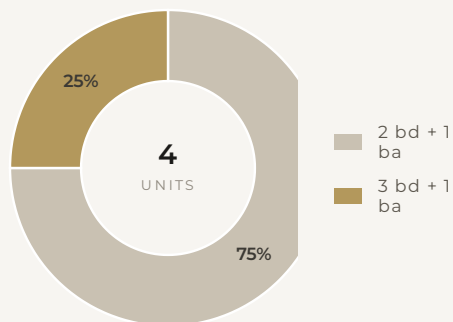


1419-1421 W. 36TH ST. · AERIAL VIEW

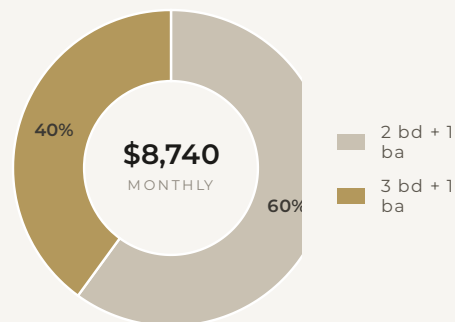
UNIT MIX SUMMARY

UNIT MIX	# UNITS	CURRENT RENT	MONTHLY INCOME	MARKET RENT	MARKET INCOME
2 BD + 1 BA	3	\$1,749	\$5,246	\$2,748	\$8,244
3 BD + 1 BA *	1	\$3,494	\$3,494	\$3,528	\$3,528
TOTALS / AVERAGES	4	\$2,185	\$8,740	\$2,943	\$11,772

UNIT MIX
SHARE OF UNITS



UNIT MIX REVENUE
SHARE OF MONTHLY INCOME



ACTUAL VS. MARKET RENT
AVERAGE MONTHLY RENT PER UNIT



* Buyer to verify any permits for bedroom counts.



SECTION

02

LOCATION

LOCATION SUMMARY

LOCAL BUSINESS MAP



GLOBAL PLATINUM
PROPERTIES

THE NEIGHBORHOOD

LOCATION SUMMARY

Set on a quiet residential block just west of USC, 1419 W. 36th Street sits at the center of one of Los Angeles' most consequential growth stories — surrounded by new student housing and multifamily construction, and within the USC security patrol zone, a meaningful draw for students, faculty, and long-term tenants.

Two blocks south, the Metro E Line whisks residents to Downtown LA, Culver City, and Santa Monica. Just beyond campus, Exposition Park is undergoing a once-in-a-generation reinvestment — crowned by the \$1-billion Lucas Museum of Narrative Art, opening September 2026, alongside the expanding California Science Center, BMO Stadium, and the storied LA Memorial Coliseum, an anchor venue for the 2028 Olympic Games.

ON THE DOORSTEP

USC CAMPUS	≈ 0.5 mi · 10-min walk
METRO E LINE · EXPO/VERMONT	≈ 0.5 mi
EXPOSITION PARK	≈ 0.8 mi
LUCAS MUSEUM OF NARRATIVE ART	≈ 1 mi · Opens Sept 2026
COLISEUM & BMO STADIUM	≈ 1 mi
DOWNTOWN LOS ANGELES	≈ 3.5 mi

WHY THIS LOCATION

Anchored by USC — the county's second-largest employer — the submarket draws relentless demand from students, faculty, and healthcare workers, while Exposition Park's cultural renaissance and the E Line put all of Los Angeles within easy reach.

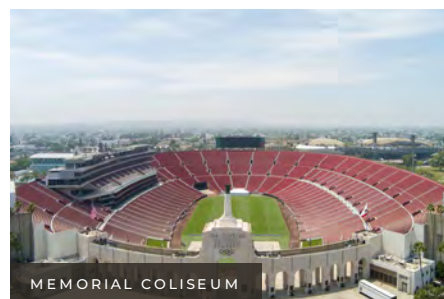
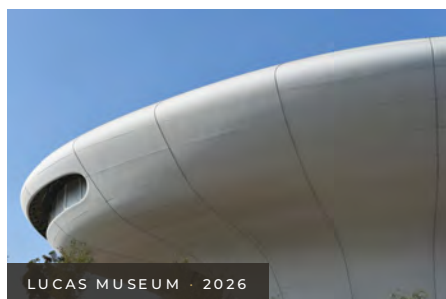
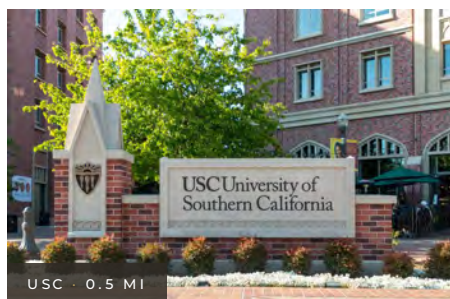
23,227
USC
EMPLOYEES

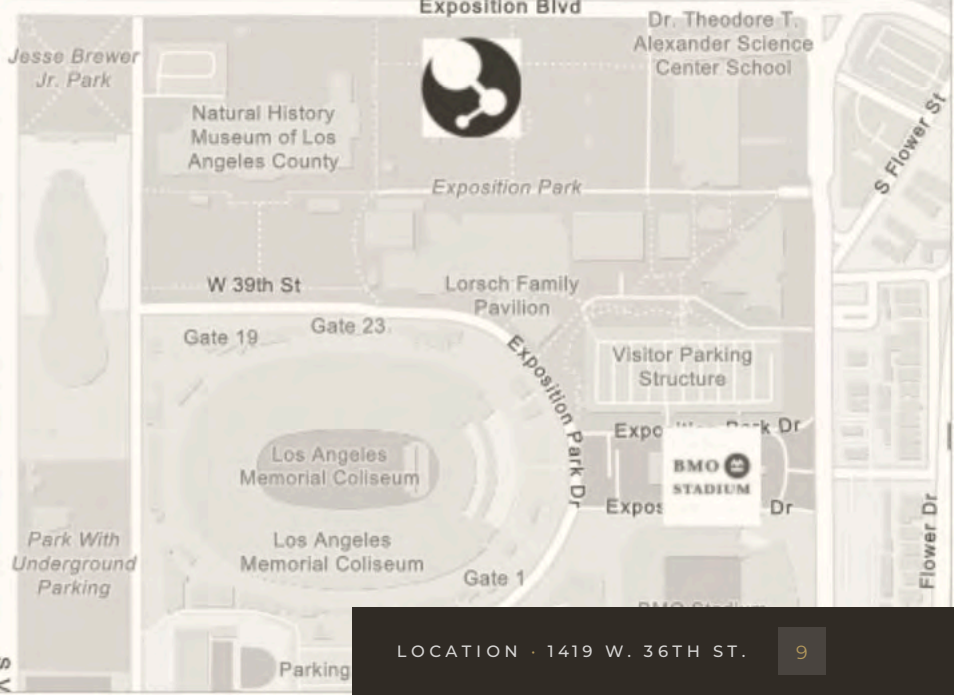
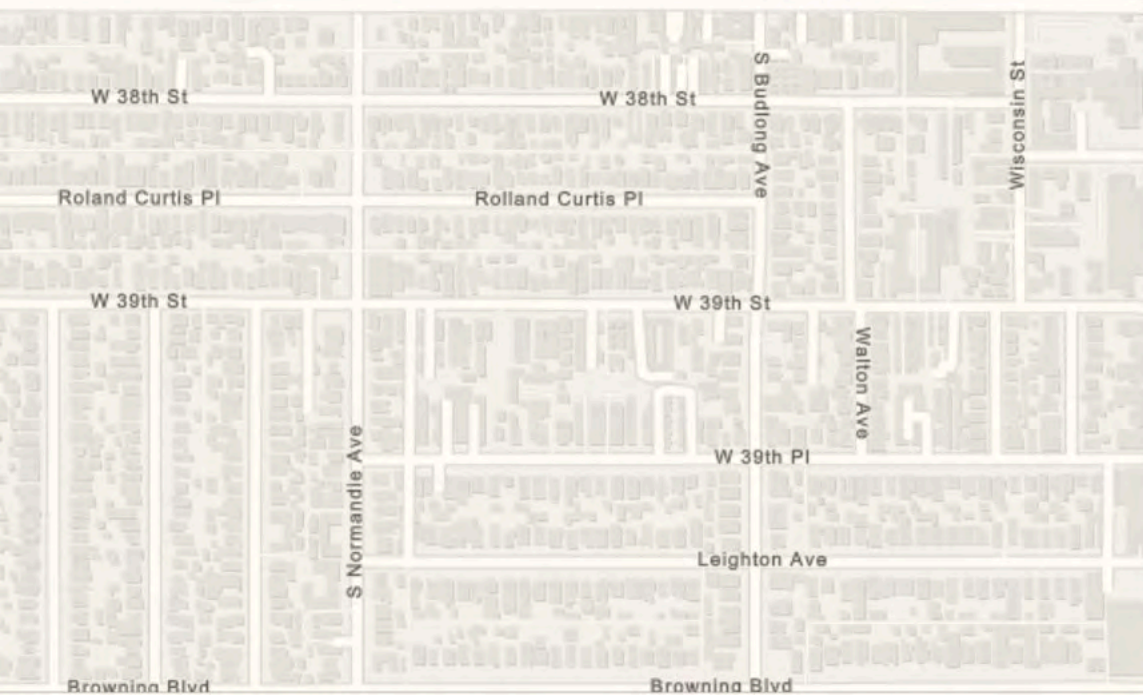
\$1B
LUCAS
MUSEUM

2026 · 28
WORLD CUP ·
OLYMPICS

LARGEST EMPLOYERS

EMPLOYER	EMPLOYEES
Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000







SECTION

03

PROPERTY DESCRIPTION

PROPERTY FEATURES

ADU CONCEPT PLANS



GLOBAL PLATINUM
PROPERTIES

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	4,786
LAND SF	6,804 · .156 AC
YEAR BUILT	1913
# OF PARCELS	1
ZONING TYPE	R2-1-O-CPIO
STORIES / BUILDINGS	2 / 1
LOT DIMENSION	50 × 136
PARKING SPACES	~7 · 2:1 Ratio

UTILITIES

WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING / ROOF	Paved / Flat



SUBJECT PROPERTY · AERIAL VIEW

ADU CONCEPT PLANS

approval.





SECTION

04

RENT ROLL

UNIT DETAIL



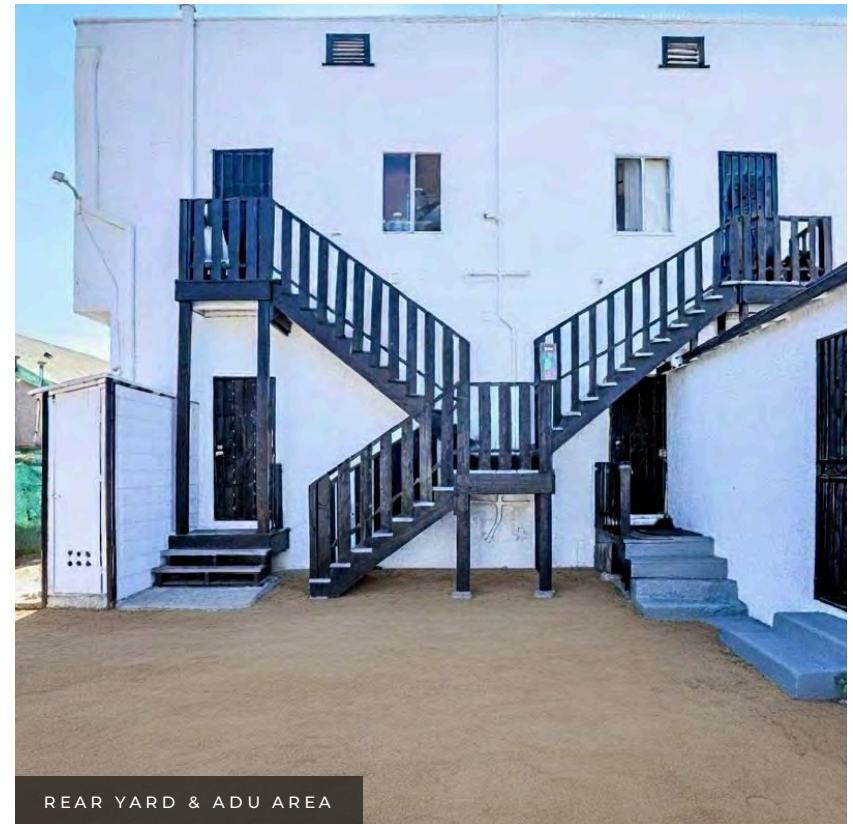
GLOBAL PLATINUM
PROPERTIES

RENT ROLL

UNIT	UNIT MIX	CURRENT RENT	MARKET RENT	NOTES
1419	2 BD + 1 BA	\$2,271.00	\$2,748.00	Section 8 — Month to Month
1419 ½	2 BD + 1 BA	\$1,585.00	\$2,748.00	Month to Month
1421	2 BD + 1 BA	\$1,390.00	\$2,748.00	Month to Month
1421 ½	3 BD + 1 BA	\$3,494.00	\$3,528.00	Section 8 — Month to Month
TOTALS / AVERAGES		\$8,740.00	\$11,772.00	



SIDE ELEVATION



REAR YARD & ADU AREA



SECTION

05

FINANCIAL ANALYSIS

INCOME & EXPENSE ANALYSIS



GLOBAL PLATINUM
PROPERTIES

INCOME

	CURRENT		PRO FORMA	
GROSS SCHEDULED RENT	\$104,888		\$141,264	
GROSS POTENTIAL INCOME	\$104,888		\$141,264	
GENERAL VACANCY	-\$3,146	2.99%	-\$4,237	2.99%
EFFECTIVE GROSS INCOME	\$101,742		\$137,027	
LESS EXPENSES	\$30,097	29.58%	\$31,508	22.99%
NET OPERATING INCOME	\$71,645		\$105,519	

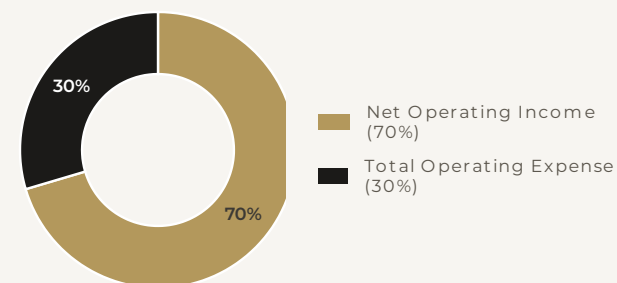
EXPENSES

	CURRENT	PER UNIT	PRO FORMA	PER UNIT
REAL ESTATE TAXES	\$15,527	\$3,882	\$15,527	\$3,882
INSURANCE	\$3,500	\$875	\$3,500	\$875
MANAGEMENT (4%)	\$4,070	\$1,018	\$5,481	\$1,370
UTILITIES (\$100/UNIT/MO)	\$4,800	\$1,200	\$4,800	\$1,200
REPAIRS & MAINT. (\$400/UNIT)	\$1,600	\$400	\$1,600	\$400
PEST CONTROL (\$50/MO)	\$600	\$150	\$600	\$150
TOTAL OPERATING EXPENSE	\$30,097	\$7,524	\$31,508	\$7,877
EXPENSE / SF · % OF EGI	\$6.29	29.58%	\$6.58	22.99%

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

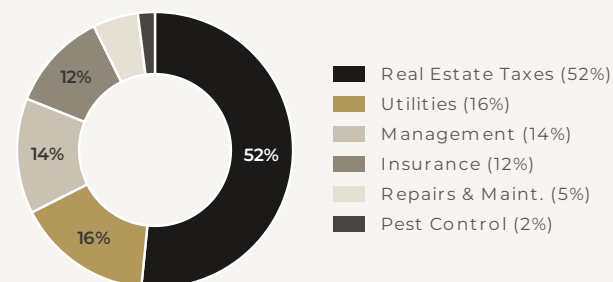
REVENUE ALLOCATION

CURRENT



DISTRIBUTION OF EXPENSES

CURRENT





SECTION

06

DEMOGRAPHICS

GENERAL DEMOGRAPHICS

POPULATION BY AGE

DIVERSITY & RACE



GLOBAL PLATINUM
PROPERTIES

POPULATION

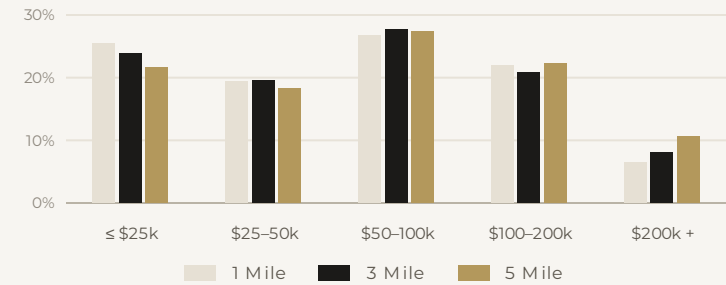
	1 MILE	3 MILE	5 MILE
2000 POPULATION	62,468	538,270	1,236,271
2010 POPULATION	64,914	548,166	1,250,699
2025 POPULATION	63,921	560,691	1,258,660
2030 POPULATION	63,252	568,373	1,269,181
2025-2030 GROWTH RATE	-1.05%	1.35%	0.85%

2025 HOUSEHOLD INCOME

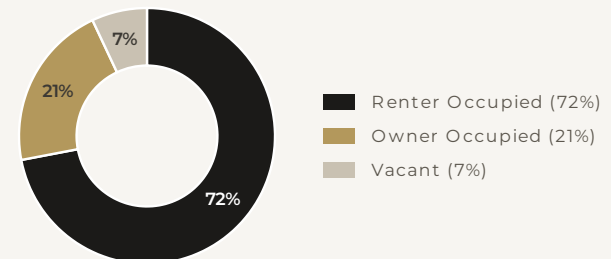
	1 MILE	3 MILE	5 MILE
LESS THAN \$15,000	3,549	31,066	65,723
\$15,000 – \$24,999	1,578	16,916	35,959
\$25,000 – \$34,999	1,927	17,737	36,957
\$35,000 – \$49,999	1,975	21,676	48,435
\$50,000 – \$74,999	3,116	32,478	73,106
\$75,000 – \$99,999	2,259	23,234	54,691
\$100,000 – \$149,999	2,960	26,755	66,207
\$150,000 – \$199,999	1,443	15,065	38,371
\$200,000 OR GREATER	1,317	16,254	49,544
MEDIAN HH INCOME	\$57,188	\$59,741	\$65,300
AVERAGE HH INCOME	\$79,058	\$85,401	\$97,328

SOURCE: ESRI

2025 HOUSEHOLD INCOME DISTRIBUTION



2025 OWN VS. RENT 1 MILE RADIUS

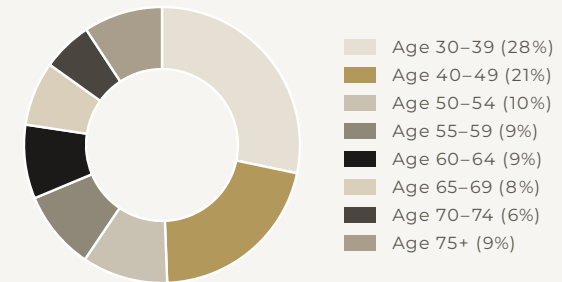


2025 POPULATION BY AGE

	1 MILE	3 MILE	5 MILE
AGE 30 – 34	5,550	53,126	123,906
AGE 35 – 39	4,306	44,306	104,338
AGE 40 – 44	3,832	39,020	90,666
AGE 45 – 49	3,522	35,040	79,779
AGE 50 – 54	3,497	33,463	76,051
AGE 55 – 59	3,229	30,948	70,659
AGE 60 – 64	3,017	28,267	64,810
AGE 65 – 69	2,621	24,410	55,539
AGE 70 – 74	2,044	19,020	43,663
AGE 75 – 79	1,420	12,957	30,120
AGE 80 – 84	954	8,222	19,315
AGE 85 +	847	7,511	17,935
ADULTS 18 +	52,665	454,670	1,024,468
2025 MEDIAN AGE · 2030	33 · 34	35 · 37	36 · 38

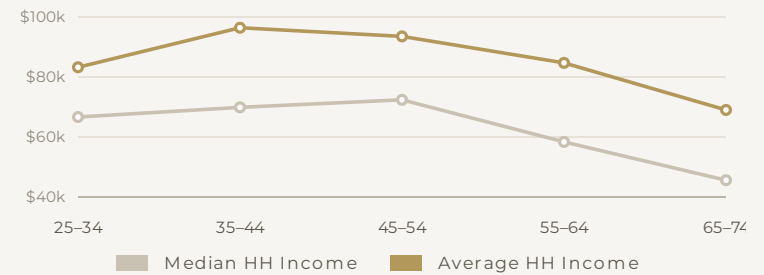
POPULATION BY AGE

1 MILE RADIUS · AGE 30+



HOUSEHOLD INCOME BY AGE

1 MILE RADIUS · 2025



2025 POPULATION BY RACE

	1 MILE	3 MILE	5 MILE
AFRICAN AMERICAN	11%	10%	11%
AMERICAN INDIAN	1%	2%	2%
ASIAN	7%	8%	8%
HISPANIC	37%	38%	36%
MULTIRACIAL	8%	8%	8%
OTHER RACE	26%	26%	25%
WHITE	9%	8%	11%

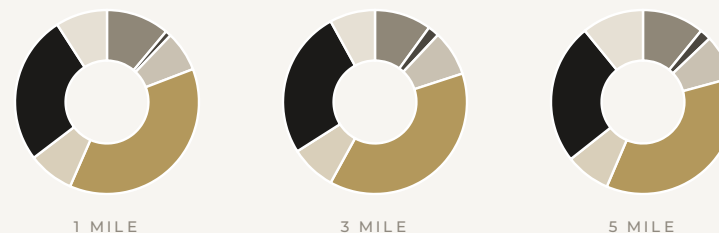
DIVERSITY INDEX

	1 MILE	3 MILE	5 MILE
2010	87	86	87
2020	87	87	88
CURRENT YEAR	87	87	88
+5 YEARS	86	86	88

A diversity index in the high 80s marks this as one of the most diverse trade areas in the county, with a stable profile projected through 2030.

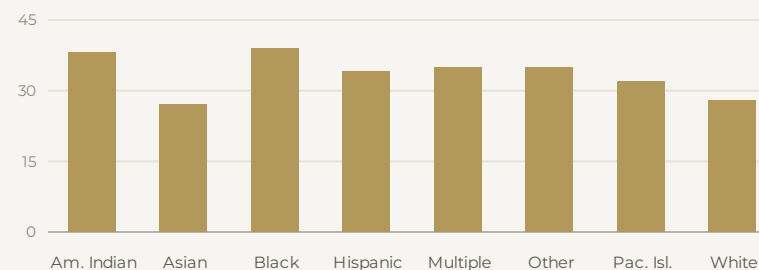
POPULATION BY RACE · SHARE

1 · 3 · 5 MILE RADII



2025 MEDIAN AGE BY RACE

1 MILE RADIUS





GLOBAL PLATINUM
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