



GLOBAL PLATINUM  
PROPERTIES

# 5151-5163 S Vermont

LOS ANGELES, CA 90077



Rare Triple-Lot Corner Assembly | 21-Unit Landmark Opportunity in Vermont Square

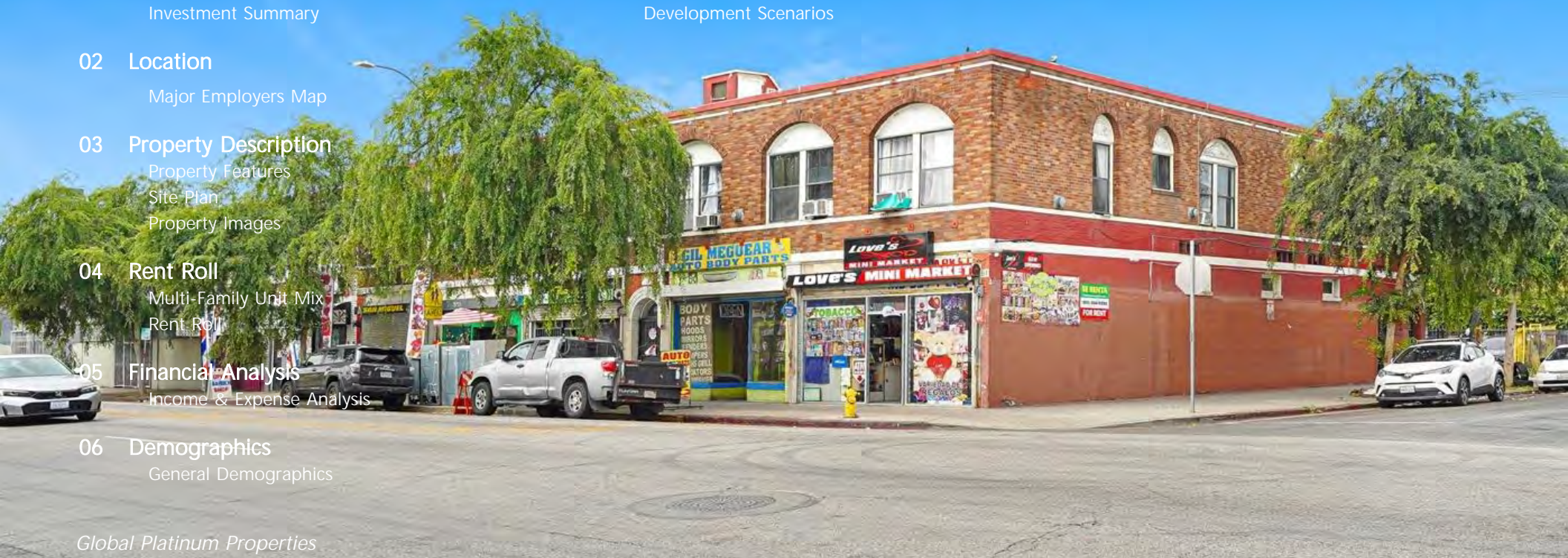
5.95 Actual Cap Rate - 32% Rental Upside | Mixed-Use Income with 25 Secured Parking Spaces

2028 Olympic Legacy Investment: High-Visibility Mixed-Use Corner on Vermont Ave

# MIXED-USE COMMERCIAL W/ UPSIDE

## CONTENTS

- 01 Executive Summary
  - Investment Summary
- 02 Location
  - Major Employers Map
- 03 Property Description
  - Property Features
  - Site Plan
  - Property Images
- 04 Rent Roll
  - Multi-Family Unit Mix
  - Rent Roll
- 05 Financial Analysis
  - Income & Expense Analysis
- 06 Demographics
  - General Demographics
- 07 Additional Information
  - Development Scenarios



Global Platinum Properties



**Armin Soleimani**

Global Platinum Properties  
Realtor  
(310) 666-2246  
ziuroiluj@gmail.com  
01846872



**Julio Ruiz**

Global Platinum Properties  
Broker  
(818) 524-0706  
ziuroiluj@gmail.com  
01911261



GLOBAL PLATINUM  
PROPERTIES

Brokerage License No.: 02062910  
www.gppla.com



01 Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	5151-5163 S Vermont Avenue Los Angeles CA 90037
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Vermont Corridor
BUILDING SF	18,956 SF
LAND ACRES	0.273
LAND SF	17,280 SF
YEAR BUILT	1924
APN	5002030017 & 5002-030-018
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$3,695,000
PRICE PSF	\$194.93
OCCUPANCY	97.00%
NOI (CURRENT)	\$219,952
NOI (Pro Forma)	\$309,157
CAP RATE (CURRENT)	5.95%
CAP RATE (PRO FORMA)	8.37%
GRM (CURRENT)	10.74
GRM (PRO FORMA)	8.40

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	68,456	506,761	1,281,393
2021 Median HH Income	\$39,315	\$40,666	\$44,195
2021 Average HH Income	\$53,957	\$58,029	\$64,498



# Great Opportunity for Investor

Global Platinum Properties is proud to present a compelling mixed-use value-add opportunity in the heart of Vermont Square, one of South Los Angeles' most active and supply-constrained submarkets.

Located at 6161 S Vermont Avenue, this corner, double-lot property offers investors a rare combination of strong in-place income, meaningful rental upside, redevelopment optionality, and abundant on-site parking.

The asset consists of two buildings totaling 18,906 square feet of improvements situated on a 17,280 square foot C2-zoned lot, comprised of three distinct parcels. The property features seven street-front retail units on the ground level and 14 apartment units on the second floor, providing diversified income across both residential and commercial tenants.

Currently operating at a 5.95% cap rate, the property offers a clear path to an estimated 32% increase in rental income, driving returns to an 8.37% projected cap rate through hands-on management, rent optimization, and strategic improvements. Approximate 32% rental upside through rent growth and operational efficiencies

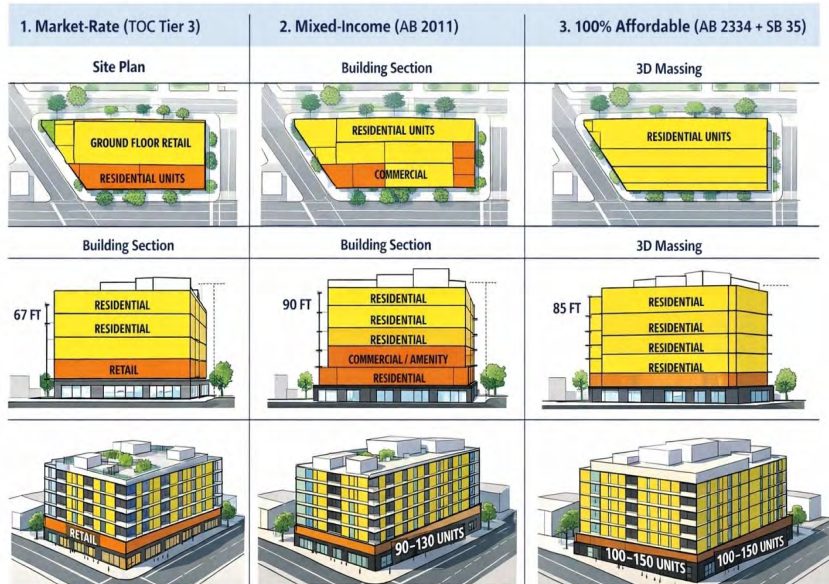
- Rare on-site surface parking for both residential and retail tenants
- Highly visible corner of Vermont Avenue and 51st Place
- High-Yield Stability: 7 retail stores and 14 apartments offer immediate cash flow while entitling the future vision.
- Triple-Lot Footprint: Rare 0.35+ acre assembly providing the scale necessary for a landmark architectural project.
- Infrastructure Legacy: Benefit from permanent streetscape improvements and neighborhood revitalization funded by the 2028 Olympic legacy.
- Gated Security: 25-space secured parking lot provides a premium amenity that is highly scarce in the South Los Angeles submarket.



# UNMATCHED DEVELOPMENT UPSIDE

- TOC Tier 3 Power: Massive density play leveraging a 70% unit bonus and a 50% reduction in parking requirements, maximizing the buildable envelope.
- By-Right Streamlining: Eligibility for AB 2011 and SB 35 ministerial approval, allowing a developer to bypass the costly CEQA process and slash entitlement timelines by over a year.
- Unlimited Density Potential: Strategic positioning in a low-VMT area may qualify the site for AB 2334, unlocking unprecedented verticality and unit counts for affordable housing components.

Development Options Massing Diagrams (17,280 sq ft C2-1VL-CPIO)





02

Location

Major Employers Map

# 5151 S VERMONT AVE

Los Angeles, CA 90037 · Hard Corner of Vermont Ave & W 52nd St

South Los Angeles · Exposition Park Submarket



## ★ MAJOR ATTRACTIONS

- **Exposition Park**  
~0.7 mi N · 160-acre cultural campus
- **LA Memorial Coliseum**  
1923 landmark · 2028 Olympics venue
- **BMO Stadium**  
Home of LAFC (MLS)
- **California Science Center**  
Endeavour Space Shuttle home
- **Natural History Museum**  
Anchor of Exposition Park
- **Cal. African American Museum**  
Free admission · cultural anchor
- **USC Main Campus**  
& USC Village retail district

## ▲ FREEWAY & TRANSIT ACCESS

- **I-110 Harbor Freeway**  
~0.5 mi west · DTLA & Port access
- **I-10 Santa Monica Freeway**  
~2 mi north · east/west spine
- **I-105 Century Freeway**  
~3 mi south · to LAX
- **Metro J Line (Silver)**  
Vermont/Manchester station nearby
- **Metro E Line (Expo)**  
Expo Park/USC station ~1 mi
- **LAX International Airport**  
~10 mi southwest
- **Downtown Los Angeles**  
~5 mi north via 110 Fwy

## ■ LOCAL TENANTS & RETAIL

- **On-site retail**  
Love's Mini Market · So-Cal Auto
- **Vermont Ave corridor**  
Dense retail · high daily traffic
- **Grocery anchors**  
El Super · Food 4 Less · Numero Uno
- **National QSR**  
McDonald's · Subway · KFC · Taco Bell
- **Banks**  
Chase · US Bank · Wells Fargo
- **Mercado La Paloma**  
Cultural marketplace ~1 mi north
- **USC Village**  
Trader Joe's · Target · dining

## ◆ NEW DEVELOPMENTS

- **Lucas Museum of Narrative Art**  
Opens Sept 22, 2026 · fronts Vermont
- **LA28 Olympic & Paralympic Games**  
Coliseum & BMO Stadium host venues
- **Exposition Park Master Plan**  
Park modernization & green space
- **USC campus expansion**  
Continued housing & retail investment
- **Vermont Ave TOD pipeline**  
Transit-oriented mixed-use projects
- **Crenshaw / K Line connectivity**  
Improved regional rail access
- **Cultural tourism uplift**  
Driven by museums + Olympics

**HARD CORNER**

Vermont & 52nd

**MIXED-USE**

Retail + residential

**HIGH TRAFFIC**

Major arterial

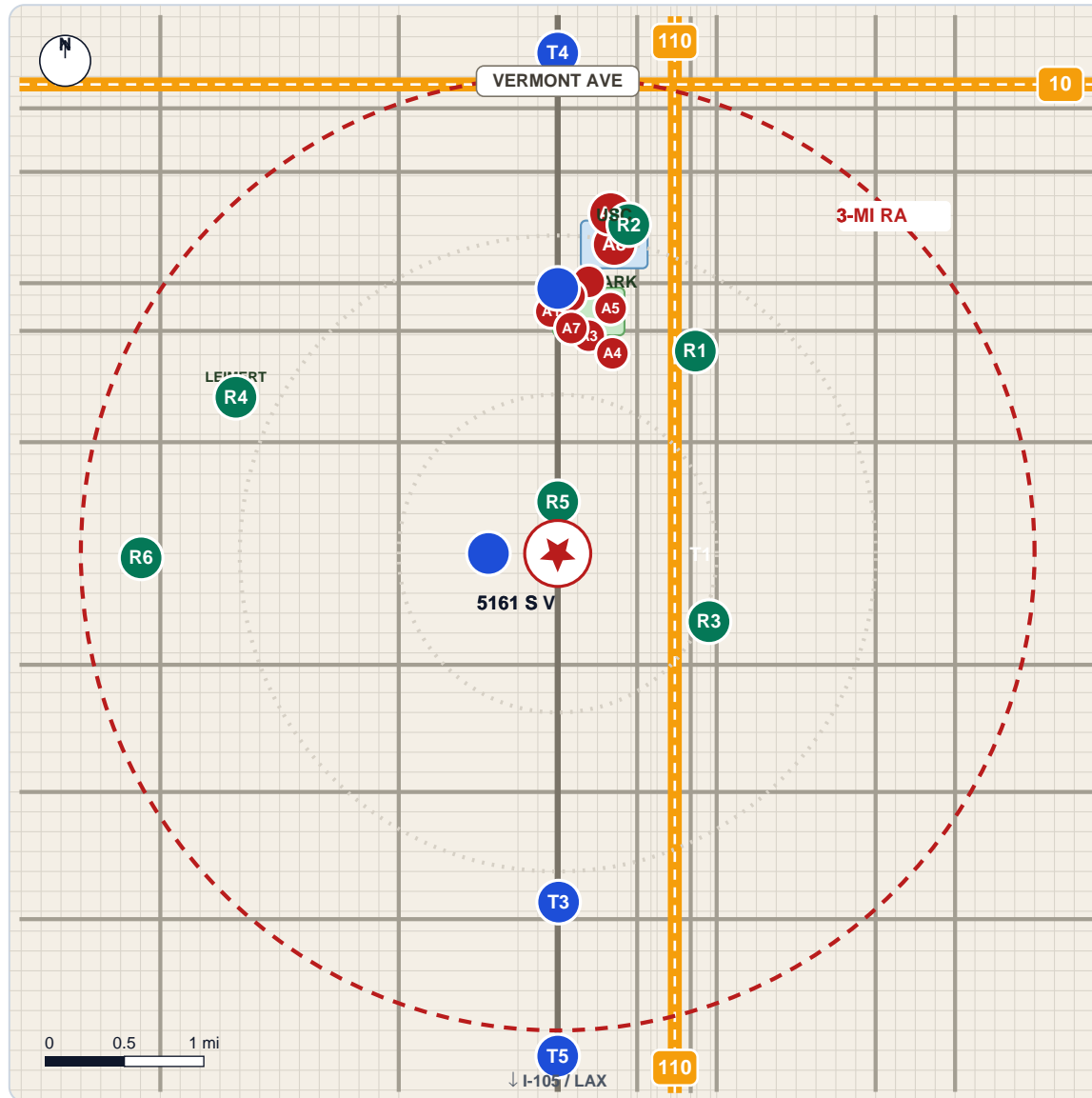
**CULTURAL HUB**

Steps to Expo Park

# 5161 S VERMONT AVE

South Los Angeles · Exposition Park Submarket

Los Angeles, CA 90037 · Hard Corner of Vermont Ave & W 52nd St



## AREA TENANTS, ATTRACTIONS & TRANSIT

Logo placeholder boxes — drop in tenant/attraction logos using any PDF editor.

### ★ MAJOR ATTRACTIONS

- |  |  |
|--|--|
| <b>A1</b> Lucas Museum of Narrative Art<br>~1.5 mi N · Opens Sept 2026 | <b>A2</b> Exposition Park<br>~1.5 mi N · cultural campus |
| <b>A3</b> LA Memorial Coliseum<br>~1.4 mi N · 2028 Olympics            | <b>A4</b> BMO Stadium (LAFC)<br>~1.3 mi N · MLS host     |
| <b>A5</b> California Science Center<br>~1.5 mi N · Endeavour Shuttle   | <b>A6</b> Natural History Museum<br>~1.6 mi N            |
| <b>A7</b> Cal. African American Museum<br>~1.5 mi N · free admission   | <b>A8</b> USC Main Campus<br>~2.0 mi N                   |
| <b>A9</b> USC Village<br>~2.2 mi N · Trader Joe's, Target              |  |

### ■ LOCAL TENANTS & RETAIL

- |   |   |
|---|---|
| <b>R1</b> Mercado La Paloma<br>~1.5 mi NNE · cultural mkt         | <b>R2</b> USC Village Retail<br>~2.2 mi N · Trader Joe's            |
| <b>R3</b> Slauson Super Mall<br>~1.0 mi ESE                       | <b>R4</b> Leimert Park Village<br>~2.4 mi WNW · indie retail        |
| <b>R5</b> Vermont Ave Corridor<br>On-site · El Super, Food 4 Less | <b>R6</b> Baldwin Hills Crenshaw Plaza<br>~2.7 mi W · regional mall |

### ▲ FREEWAY & TRANSIT ACCESS

- |   |  |
|---|--|
| <b>T1</b> I-110 Harbor Freeway<br>~0.5 mi W · DTLA & Port | <b>T2</b> Metro E — Expo/Vermont<br>~1.7 mi N · light rail |
| <b>T3</b> Metro J — Vermont/Manch.<br>~2.2 mi S · BRT     | <b>T4</b> I-10 Santa Monica Fwy<br>~3.2 mi N · E/W spine   |
| <b>T5</b> I-105 Century Fwy<br>~3.2 mi S · to LAX         |  |

### ◆ NEW DEVELOPMENTS

- |   |  |
|---|--|
| <b>D1</b> Lucas Museum (opens 2026)<br>Vermont frontage · cultural anchor | <b>D2</b> LA28 Olympics Venues<br>Coliseum & BMO host venues |
|---|--|

South LA's emerging cultural district — in the path of growth.

Map is schematic — distances and street geometry approximate. Information deemed reliable but not guaranteed; buyer to verify.

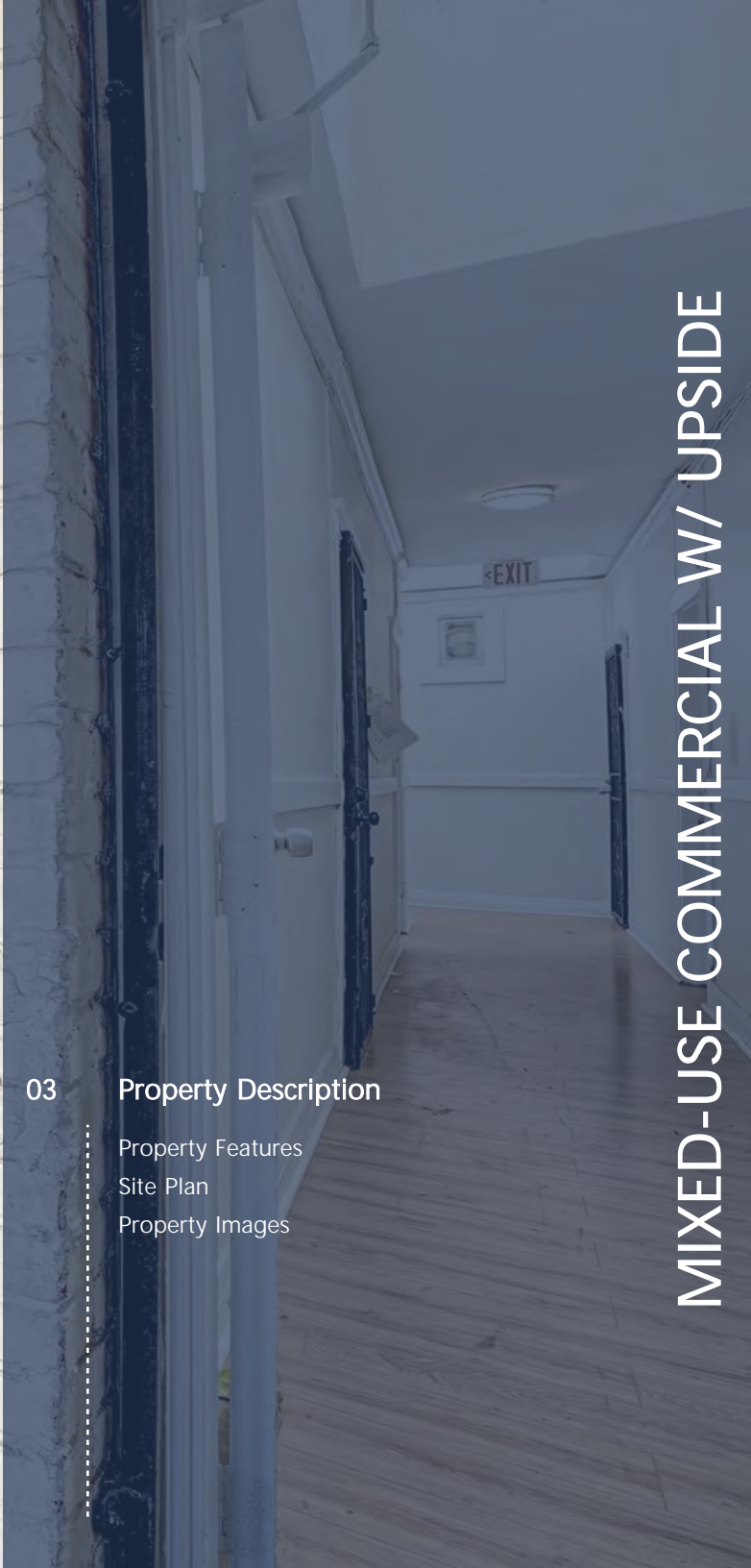
5161 S VERMONT AVE · 90037



03

Property Description

- Property Features
- Site Plan
- Property Images



---

## GLOBAL

---

NUMBER OF UNITS	22
BUILDING SF	18,956
LAND SF	17,280
LAND ACRES	0.273
# OF PARCELS	1
YEAR BUILT	1924
ZONING TYPE	C2-1VL-CPIO
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	2
LOT DIMENSION	128X135
PARKING RATIO	1.24:1
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

---

## MULTI-FAMILY VITALS

---

NUMBER OF PARKING SPACES	26
NUMBER OF UNITS	14
CURRENT OCCUPANCY	100.00%

---

## COMMERCIAL VITALS

---

NUMBER OF UNITS <sup>7</sup>	8
CURRENT OCCUPANCY	100.00%

---











04

Rent Roll

Multi-Family Unit Mix  
Rent Roll

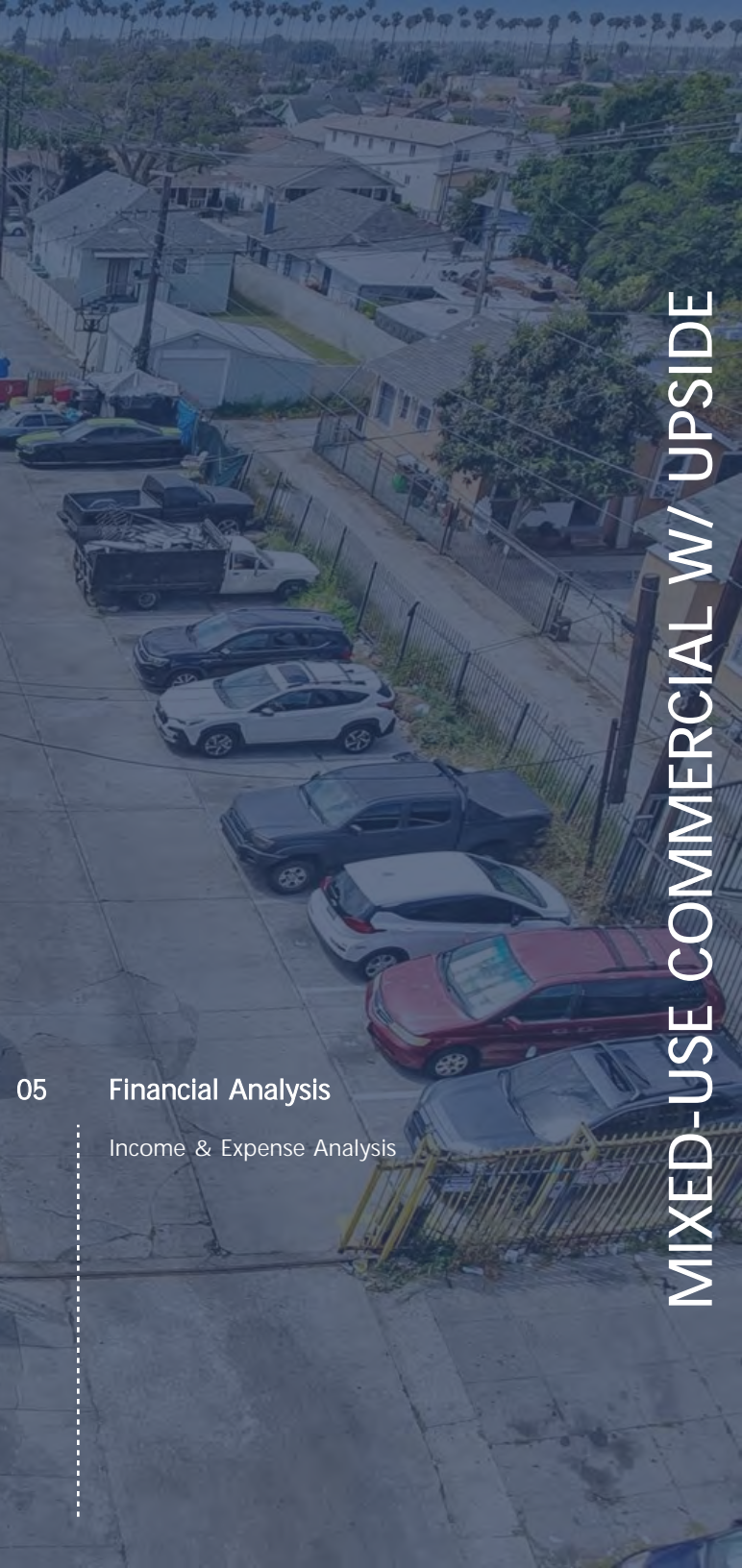
		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
Studio + 1 ba	1	\$936	\$936	\$1,660	\$1,660
Studio + 1 ba	1	\$700	\$700	\$1,660	\$1,660
Studio + 1 ba	1	\$700	\$700	\$1,660	\$1,660
1 bd + 1 ba	1	\$1,000	\$1,000	\$1,924	\$1,924
Studio + 1 ba	1	\$850	\$850	\$1,660	\$1,660
Studio + 1 ba	1	\$1,000	\$1,000	\$1,660	\$1,660
1 bd + 1 ba	1	\$1,248	\$1,248	\$1,924	\$1,924
1 bd + 1 ba	1	\$927	\$927	\$1,924	\$1,924
1 bd + 1 ba	1	\$1,002	\$1,002	\$1,924	\$1,924
Studio + 1 ba	1	\$1,600	\$1,600	\$1,600	\$1,600
1 bd + 1 ba	1	\$1,800	\$1,800	\$1,800	\$1,800
1 bd + 1 ba	1	\$1,800	\$1,800	\$2,400	\$2,400
Studio + 1 ba	1	\$1,800	\$1,800	\$1,900	\$1,900
Studio + 1 ba	1	\$1,800	\$1,800	\$1,900	\$1,900
<b>Totals/Averages</b>	<b>14</b>	<b>\$1,226</b>	<b>\$17,163</b>	<b>\$1,828</b>	<b>\$25,596</b>

## RESIDENTIAL

Unit	Unit Mix	Current Rent	Market Rent
1	Studio +	\$936.00	\$1,660.00
2	Studio +	\$700.00	\$1,660.00
3	Studio +	\$700.00	\$1,660.00
4	1 bd + 1 ba	\$1,000.00	\$1,924.00
5	Studio +	\$850.00	\$1,660.00
6	Studio +	\$1,000.00	\$1,660.00
7	1 bd + 1 ba	\$1,248.00	\$1,924.00
8	1 bd + 1 ba	\$927.00	\$1,924.00
9	1 bd + 1 ba	\$1,002.00	\$1,924.00
10	Studio +	\$1,600.00	\$1,650.00
11	1 bd + 1 ba	\$1,800.00	\$1,950.00
12	1 bd + 1 ba	\$2,300.00	\$2,350.00
13	Studio +	\$1,750.00	\$1,800.00
14	Studio +	\$1,700.00	\$1,750.00
<b>Totals / Averages</b>		<b>\$17,513.00</b>	<b>\$25,496.00</b>

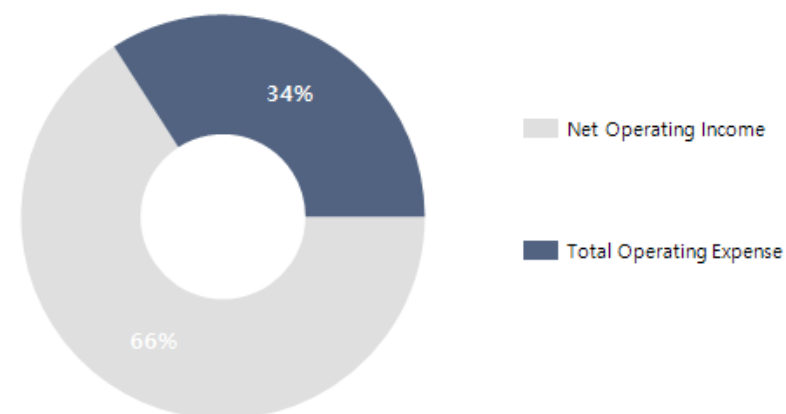
## COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates				Lease Type	Options/Notes		
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual			PSF	CAM Revenue (Annual)
5151	Corner c-STORE			11/11/14		CURRENT	\$1,450		\$17,400				
5153	Auto Parts			11/09/16		CURRENT	\$1,400		\$16,800				
5155-5157	Appaliance Shop (2 Spaces)					CURRENT	\$3,000		\$36,000				
5159	Flower Shop			04/20/26		CURRENT	\$1,500		\$18,000				
5161	Hair Salon			11/01/16		CURRENT	\$2,000		\$24,000				
5163	Clothing Store			11/09/16		CURRENT	\$1,800		\$21,600				
Totals:								\$11,150		\$133,800			



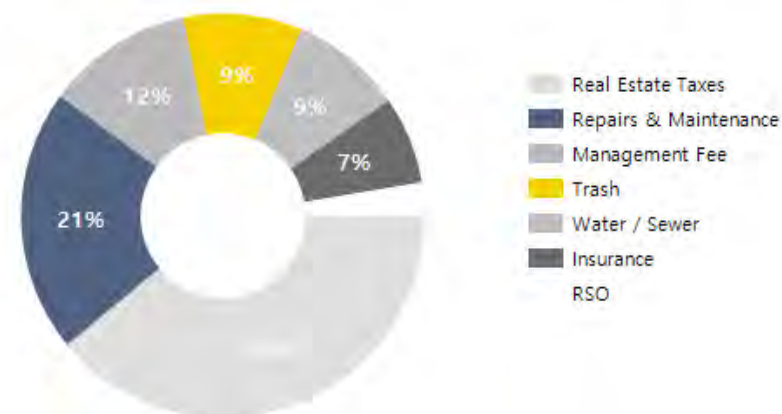
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Multi-Family Revenue	\$210,156	61.1%	\$305,952	69.6%
Commercial Revenue	\$133,800	38.9%	\$133,800	30.4%
<b>Gross Potential Income</b>	<b>\$343,956</b>		<b>\$439,752</b>	
Vacancy & Collection Loss	-3.00%		-3.00%	
<b>Effective Gross Income</b>	<b>\$333,637</b>		<b>\$426,559</b>	
Less Expenses	\$113,685	34.07%	\$117,402	27.52%
<b>Net Operating Income</b>	<b>\$219,952</b>		<b>\$309,157</b>	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$44,340	\$44,340
Insurance	\$8,000	\$8,000
RSO	\$3,000	\$3,000
Management Fee (4.00% of EGI)	\$13,345	\$17,062
Repairs & Maintenance	\$24,000	\$24,000
Water / Sewer	\$10,200	\$10,200
Trash	\$10,800	\$10,800
<b>Total Operating Expense</b>	<b>\$113,685</b>	<b>\$117,402</b>
Expense / SF	\$6.00	\$6.19
% of EGI	34.07%	27.52%

## DISTRIBUTION OF EXPENSES CURRENT



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



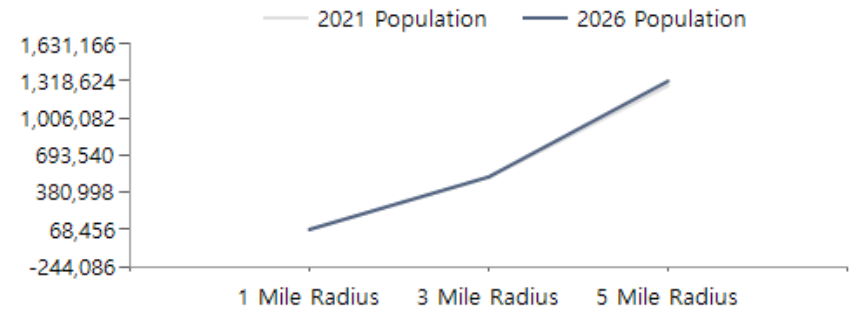
06

## Demographics

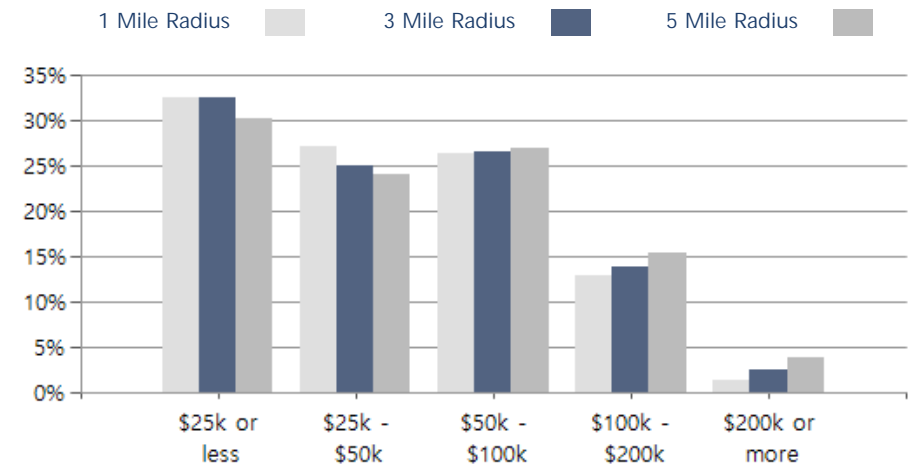
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	61,612	469,946	1,186,897
2010 Population	66,281	492,970	1,224,322
2021 Population	68,456	506,761	1,281,393
2026 Population	68,794	512,218	1,318,624
2021 African American	15,775	128,949	300,377
2021 American Indian	601	4,220	11,194
2021 Asian	387	12,851	101,806
2021 Hispanic	51,521	348,477	816,414
2021 Other Race	30,816	198,706	445,197
2021 White	17,762	138,954	363,330
2021 Multiracial	3,085	22,661	58,108
2021-2026: Population: Growth Rate	0.50%	1.05%	2.85%

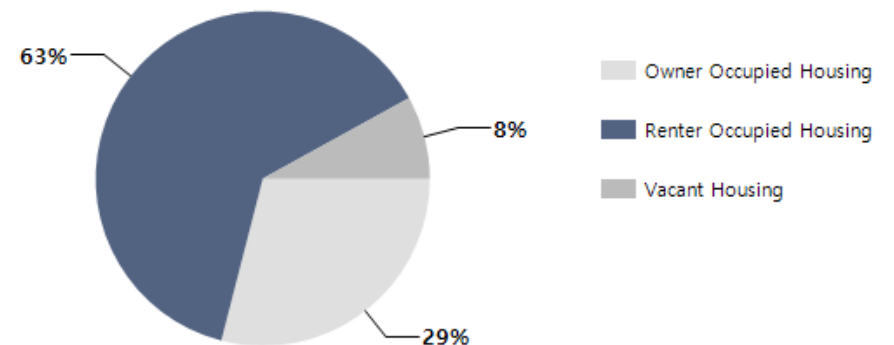
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,272	26,612	71,439
\$15,000-\$24,999	2,288	17,042	47,925
\$25,000-\$34,999	2,083	15,308	43,037
\$35,000-\$49,999	2,534	18,304	52,343
\$50,000-\$74,999	2,774	21,951	64,825
\$75,000-\$99,999	1,723	13,614	41,346
\$100,000-\$149,999	1,677	13,891	43,952
\$150,000-\$199,999	534	4,647	16,532
\$200,000 or greater	229	3,199	14,828
Median HH Income	\$39,315	\$40,666	\$44,195
Average HH Income	\$53,957	\$58,029	\$64,498



### 2021 Household Income


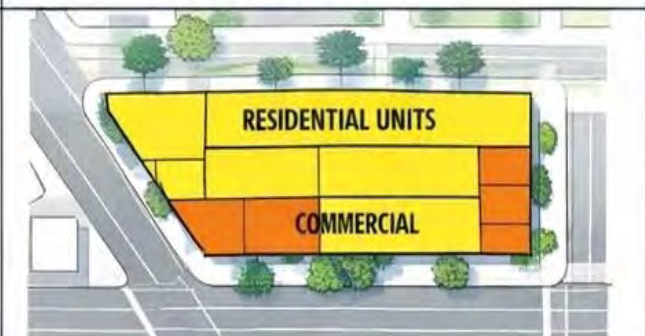









### 2021 Own vs. Rent - 1 Mile Radius



Source: esri

# Development Options Massing Diagrams (17,280 sq ft C2-1VL-CPIO)

1. Market-Rate (TOC Tier 3)	2. Mixed-Income (AB 2011)	3. 100% Affordable (AB 2334 + SB 35)
<p><b>Site Plan</b></p> 	<p><b>Building Section</b></p> 	<p><b>3D Massing</b></p> 
<p><b>Building Section</b></p> 	<p><b>Building Section</b></p> 	<p><b>3D Massing</b></p> 
		<p>07 Additional Information</p> <p>Development Scenarios</p> 

# DEVELOPMENT SCENARIOS

## OPTION 1 — MARKET-RATE (TOC TIER 3)

### PROGRAM

- ±73 Units
- 6 Stories
- Mixed-Use (Retail + Residential)

### ENVELOPE

- 3.0:1 FAR
- ±51,840 SF
- ±67 ft Height

### HIGHLIGHTS

- *Ground-floor retail required (CPIO)*
- *Zero parking (AB 2097)*
- *10–25% affordable (TOC requirement)*
- *Strong market-rate rent upside*

### SUMMARY

A classic 6-story podium configuration optimized for yield and walkability. Clean entitlement path with strong absorption potential and minimal parking cost.



## 1. Market-Rate (TOC Tier 3)

### Site Plan



### Building Section



## OPTION 2 — MIXED-INCOME (AB 2011)

### PROGRAM

- ±90–130 Units
- 7–8 Stories
- Mixed-Income Residential

### ENVELOPE

- 4–6:1 FAR
- ±69,000–103,680 SF
- ±85–95 ft Height

### HIGHLIGHTS

- Ministerial approval (no hearings, no CEQA)
- Zero parking (AB 2097)
- 15–20% affordable requirement
- Commercial optional



## SUMMARY

The tallest market-rate configuration available. AB 2011 delivers a by-right path with significant scale, ideal for institutional capital or long-term hold strategies.

### OPTION 3 — 100% AFFORDABLE (AB 2334 + SB 35)

#### PROGRAM

- ±100–150+ Units
- 7–9 Stories
- 100% Affordable Housing

#### ENVELOPE

- Unlimited FAR (AB 2334)
- ±75–90 ft Height
- Zero Parking (AB 2097)

#### HIGHLIGHTS

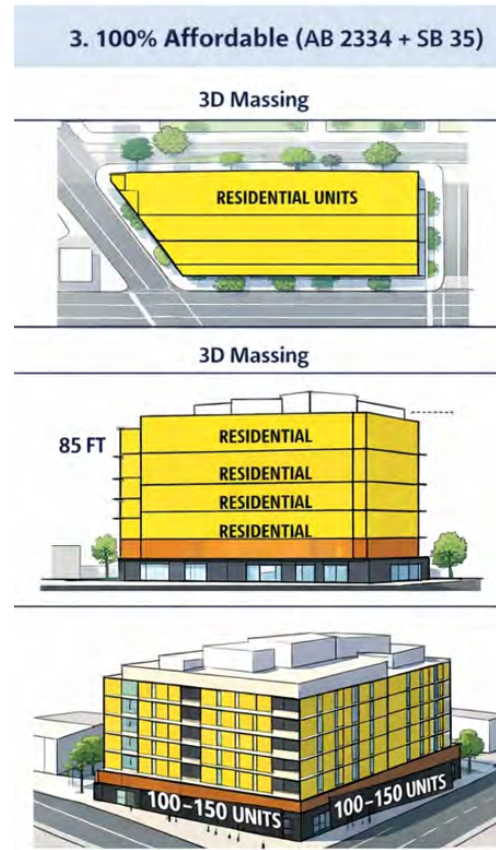
- Ministerial approval (SB 35)
- Unlimited FAR — maximum density
- Ideal for LIHTC, bond financing, and layered subsidies
- Fastest entitlement timeline

#### SUMMARY

A high-efficiency massing that maximizes unit count and leverages the strongest state-level incentives. Perfect for nonprofit or mission-driven developers.

#### KEY TAKEAWAY

This site supports **three powerful development paths**, each leveraging transit adjacency, state housing laws, and the South LA CPIO. Whether the strategy is **market-rate yield**, **mixed-income scale**, or **affordable housing volume**, the property offers exceptional density, flexibility, and entitlement efficiency.



# MIXED-USE COMMERCIAL W/ URS

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Platinum Properties and it should not be made available to any other person or entity without the written consent of Global Platinum Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Global Platinum Properties. This offering memorandum has been prepared to provide summary, unverified financial and personal information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Global Platinum Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue the occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Global Platinum Properties has not verified and will not verify, any of the information contained herein, nor has Global Platinum Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**AUTO BODY PARTS**  
GRILLS  
HORNINGS  
FENDERS  
TRUCK BODIES  
TRUCKS  
TRAILERS  
WHEELS  
A MORE  
**323-971-4510**  
**OPEN**

Global Platinum Properties



**Armin Soleimani**  
Global Platinum Properties  
Realtor  
(310) 666-2246  
ziuroiluj@gmail.com  
01846872



**Julio Ruiz**  
Global Platinum Properties  
Broker  
(818) 524-0706  
ziuroiluj@gmail.com  
01911261



GLOBAL PLATINUM  
PROPERTIES

Brokerage License No.: 02062910  
www.gppla.com