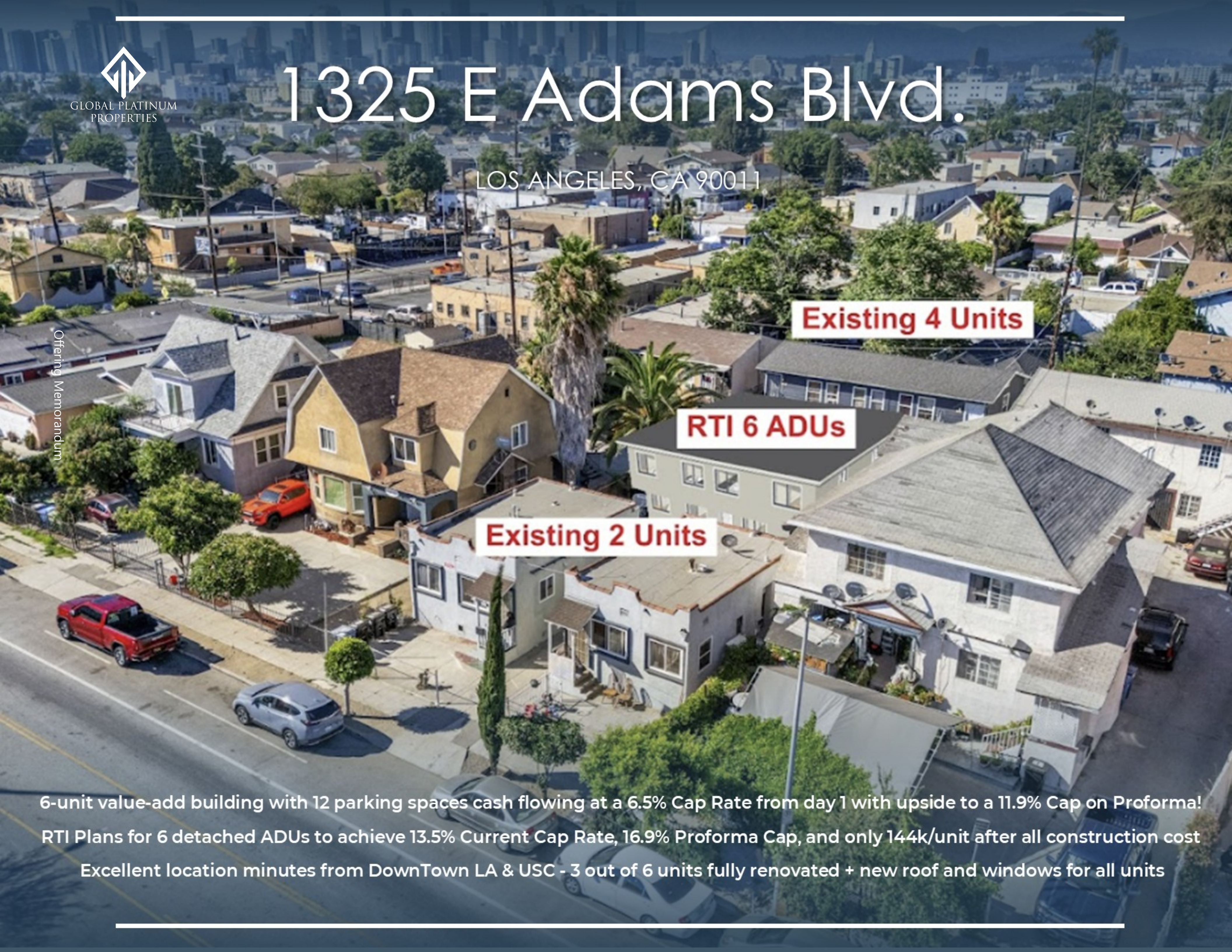
GLOBAL PLATINUM PROPERTIES

1325 E Adams Blvd.

LOS ANGELES, CA 90011

Offering Memorandum



6-unit value-add building with 12 parking spaces cash flowing at a 6.5% Cap Rate from day 1 with upside to a 11.9% Cap on Proforma!

RTI Plans for 6 detached ADUs to achieve 13.5% Current Cap Rate, 16.9% Proforma Cap, and only 144k/unit after all construction cost

Excellent location minutes from DownTown LA & USC - 3 out of 6 units fully renovated + new roof and windows for all units

1325 E Adams

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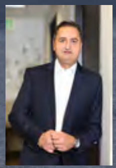

Armin Soleimani
Global Platinum Properties
Realtor
(310) 666-2246
ziuroiluj@gmail.com
01846872

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

GLOBAL PLATINUM PROPERTIES

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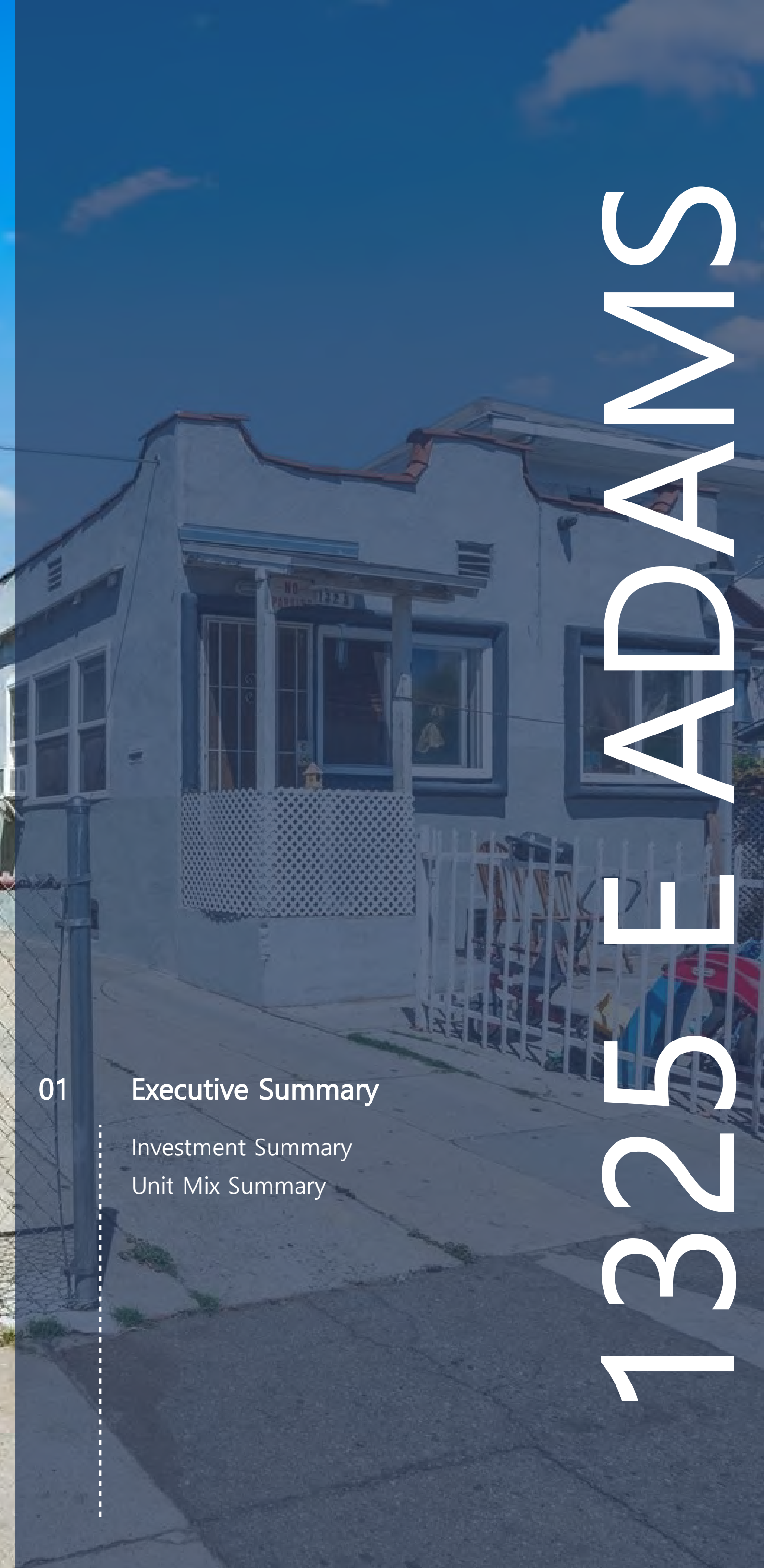
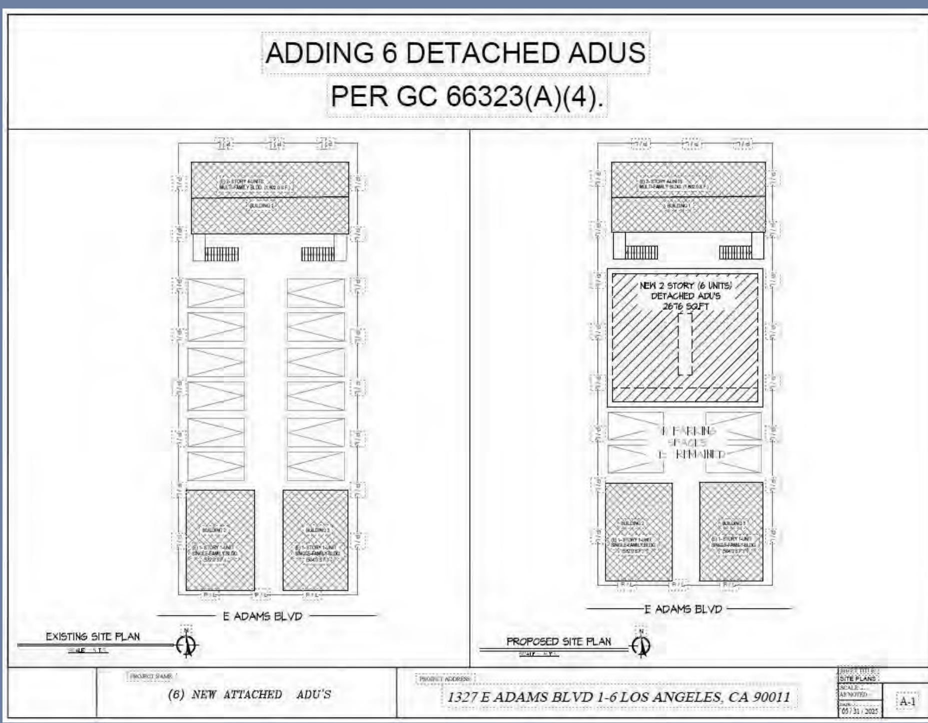
1323



1325 E ADAMS

FINANCIAL SUMMARY - CURRENT NO ADUs

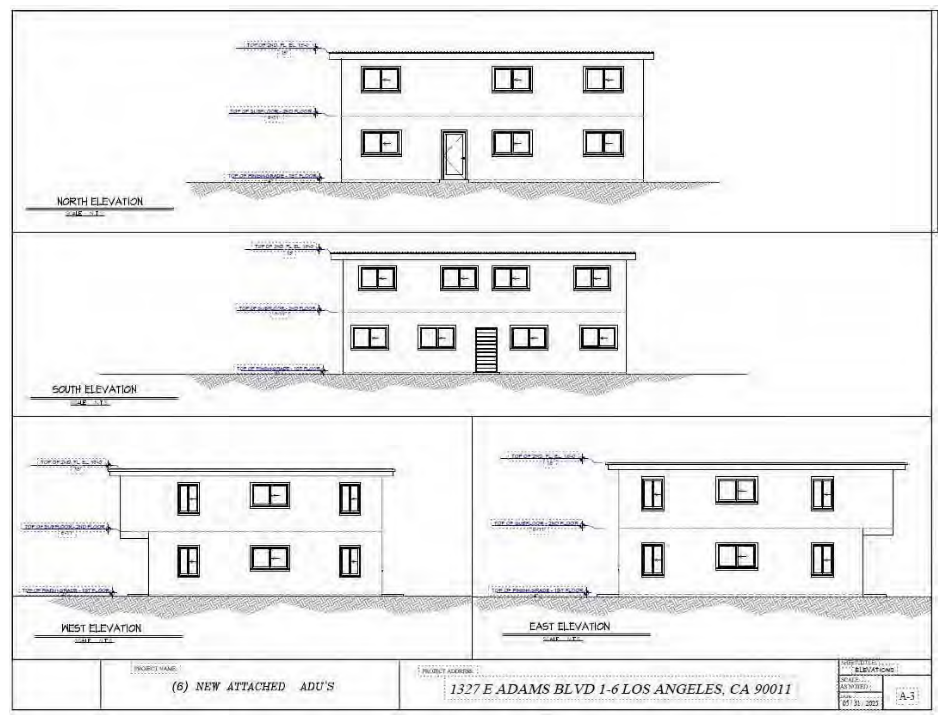
PRICE	$1,070,000
PRICE PSF	$377
BUILDING SF	2,838
NUMBER OF UNITS	6
PRICE PER UNIT	$178,333
OCCUPANCY	100%
NOI (CURRENT)	$69,509
NOI (Pro Forma)	$127,596
CAP RATE (CURRENT)	6.35%
CAP RATE (Pro Forma)	11.9%
GRM (CURRENT)	10.6
GRM (Pro Forma)	6.5



GLOBAL PLATINUM PROPERTIES

FINANCIAL SUMMARY - WITH ADUs

Price	$1,070,000
Number of Units - **6** Detached ADUs	12
Gross Square Feet - **2,676** SF **6** Detached ADUs	5,514
Construction Cost - $**250**/SF	$669,000
Total Price	$1,739,000
Total Price/Unit	$144,917
Total Price/SF	$194
CAP Rate - Current with ADUs	13.5%
CAP Rate - Pro Forma with ADUs	16.93%
GRM - Current with ADUs	5.82
GRM - Pro Forma with ADUs	4.8

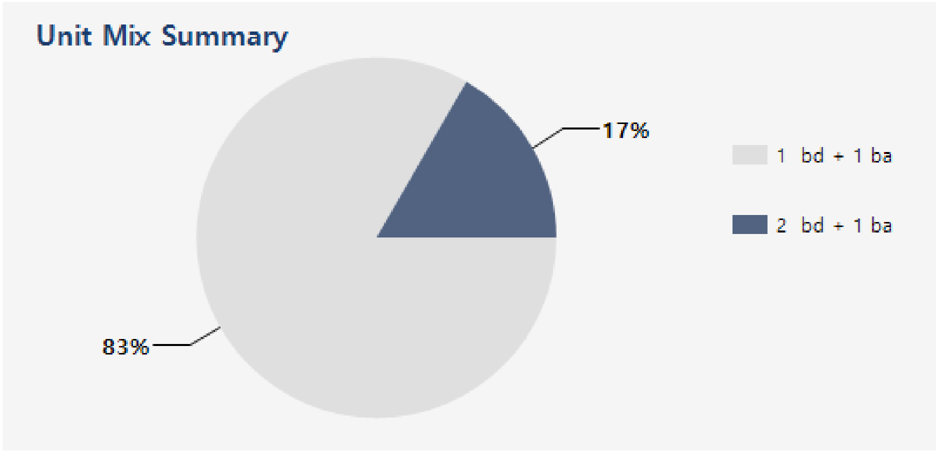


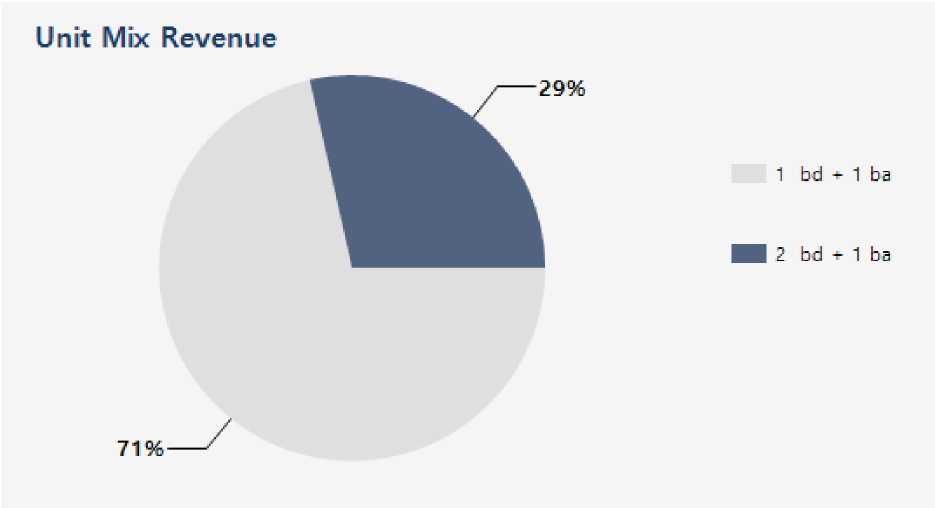
6 Units with Upside

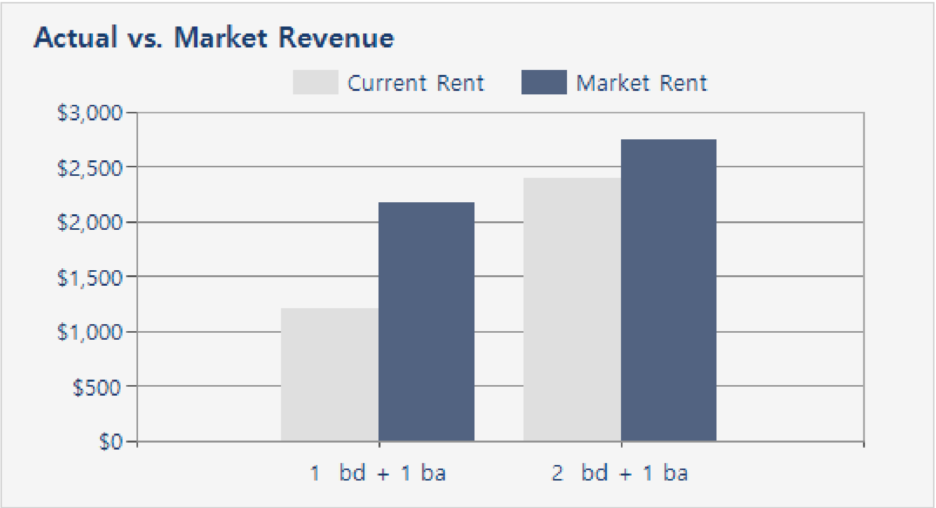
- Huge ~225k Price Reduction! 6-unit value-add building with 12 parking spaces cash flowing at a 6.5% Cap Rate from day 1 with upside to an 11.9% Cap on Proforma! Fully Approved RTI plans to add 6 detached ADUs to achieve an incredible 13.5% Current Cap Rate, 16.9% Proforma Cap, and only 144k/unit after taking into account all the construction costs (~670k assuming $250/SF). 3 units have been renovated and boast updated cabinets, flooring, kitchen, bathrooms, exterior improvements, newer roof, new windows for all units, and more. Individually metered for gas, electricity, and tenants pay their own trash further minimizing the operating expenses. Prime location just minutes away from Downtown LA, USC, BMO Stadium, George Lucas' Billion Dollar Museum, and Exposition Park where 2028 Olympics will be held!
- Stable cash flow from day one with a 6.5% Cap Rate, increasing to an impressive 11.9% Cap on Proforma, along with plans to add 6 detached ADUs for higher returns.
- Significant upside potential: projected 13.5% Current Cap Rate, 16.9% Proforma Cap, and low cost per unit (~$144k after construction costs) with planned improvements.
- Recently renovated units featuring updated kitchens, bathrooms, cabinets, flooring, exterior upgrades, newer roof, and new windows—minimizing immediate investment needs.
- Prime location near Downtown LA, USC, BMO Stadium, George Lucas' Museum, and Exposition Park, with the 2028 Olympics in sight, ensuring strong demand and growth potential.

GLOBAL PLATINUM PROPERTIES

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	5	$1,202	$6,010	$2,172	$10,860
2 bd + 1 ba	1	$2,398	$2,398	$2,748	$2,748
Totals/Averages	**6**	**$1,401**	**$8,408**	**$2,268**	**$13,608**







1325 E ADAMS

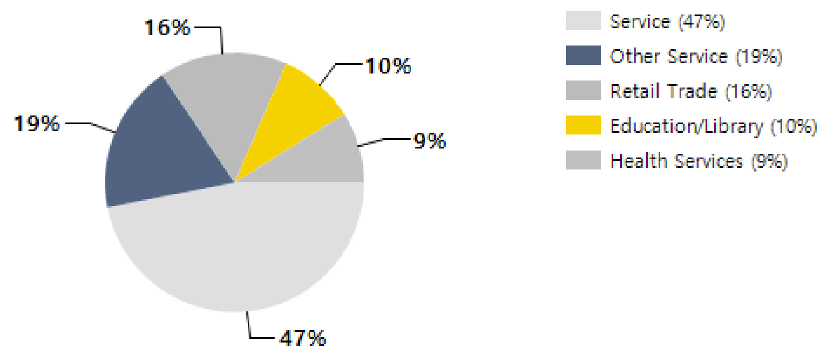
02 Location

Location Summary
Local Business Map

Excellent Location Just South of Downtown LA

- Prime location just minutes away from Downtown Los Angeles, offering excellent connectivity and easy access to major attractions and landmarks. Located in a vibrant neighborhood, this area is a hub of cultural activities, dining, and entertainment options. Within close proximity are the University of Southern California (USC), a renowned educational institution known for its academic excellence and vibrant campus life. BMO Stadium, a state-of-the-art sports venue hosting exciting concerts and sporting events, is just a short drive away, making it ideal for sports enthusiasts. The site is also near George Lucas' Billion Dollar Museum, an iconic cultural landmark dedicated to film and entertainment history, attracting visitors from around the world. Additionally, Exposition Park, a lush green space that hosts a variety of museums, gardens, and recreational facilities, is nearby. This park is also the designated location for the 2028 Olympics, offering an excellent vantage point for futur

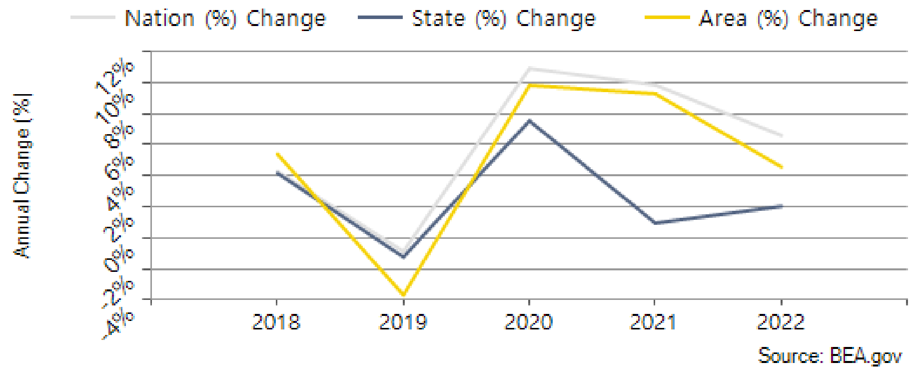
Major Industries by Employee Count

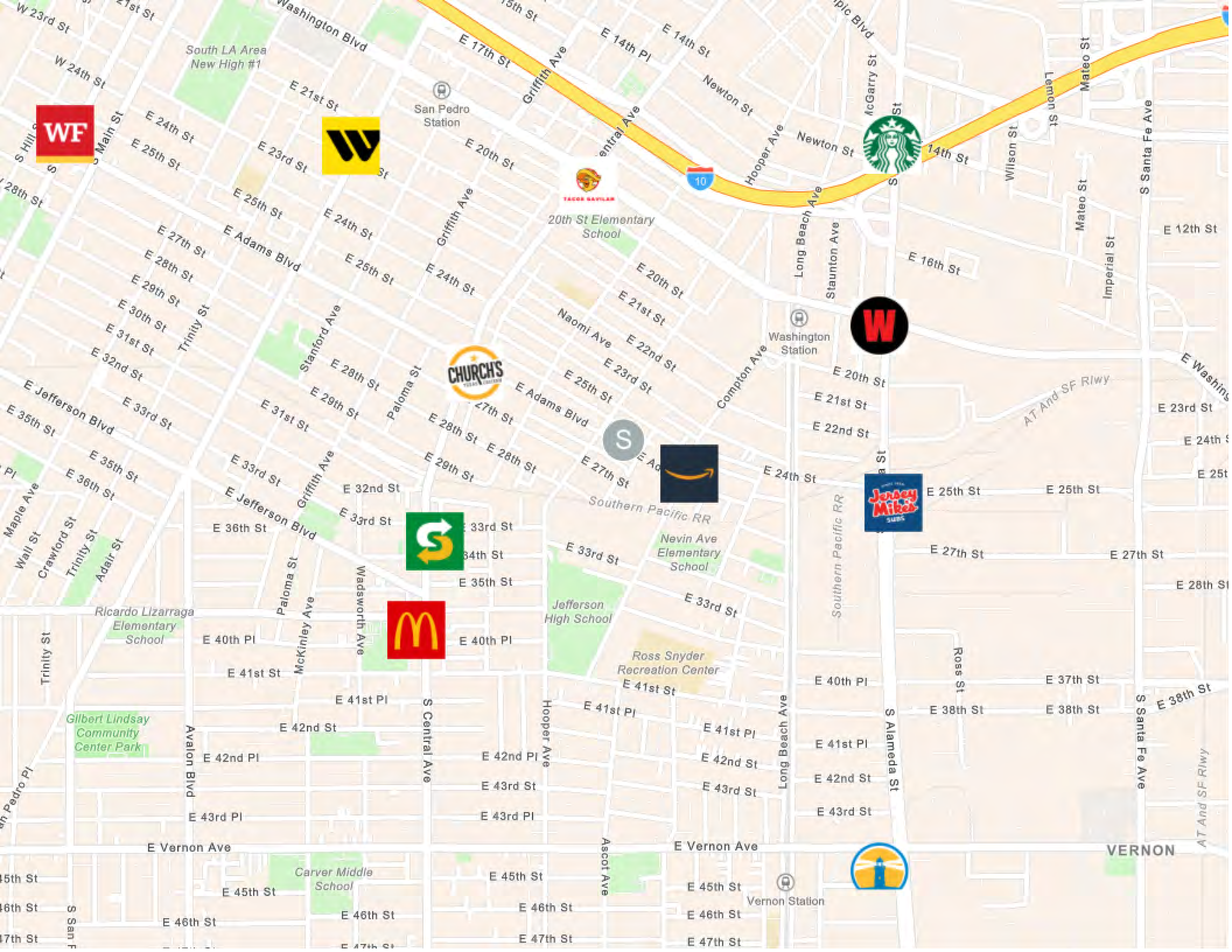


Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

Los Angeles County GDP Trend





W 23rd St
21st St
Washington Blvd
15th St
E 17th St
Griffith Ave
E 14th Pl
E 14th St
W 24th St
South LA Area New High #1
E 21st St
San Pedro Station
Newton St
McGarry St
Mateo St
Lemon St
WF
S Hill St
Main St
E 24th St
E 25th St
E 23rd St
E 20th St
Central Ave
Hooper Ave
14th St
Wilson St
S Santa Fe Ave
28th St
E 25th St
E 24th St
Griffith Ave
20th St Elementary School
Long Beach Ave
Staunton Ave
Mateo St
E 12th St
E 27th St
E Adams Blvd
E 25th St
E 24th St
E 20th St
E 16th St
Imperial St
E 28th St
E 29th St
E 30th St
E 31st St
E 32nd St
Trinity St
Stanford Ave
E 21st St
Naomi Ave
E 22nd St
Washington Station
E 28th St
E 23rd St
Compton Ave
E 20th St
E Washington
AT And SF Rlwy
E Jefferson Blvd
E 33rd St
E 31st St
E 29th St
CHURCH'S
Paloma St
E 27th St
E Adams Blvd
E 25th St
E 21st St
E 22nd St
E 23rd St
E 24th St
E 35th St
E 28th St
E 28th St
E 35th St
E 36th St
E 33rd St
Griffith Ave
E 29th St
E 27th St
E 24th St
E 25th St
Maple Ave
Wall St
Crawford St
Trinity St
Adair St
E Jefferson Blvd
E 32nd St
Southern Pacific RR
Jersey Mike's SUBS
E 25th St
E 25th St
E 36th St
E 33rd St
E 33rd St
Nevin Ave Elementary School
Southern Pacific RR
E 34th St
E 33rd St
E 27th St
E 27th St
E 35th St
E 28th St
Paloma St
McKinley Ave
Wadsworth Ave
Ricardo Lizarraga Elementary School
Jefferson High School
E 33rd St
E 40th Pl
E 40th Pl
Ross Snyder Recreation Center
Ross St
Trinity St
E 41st St
E 41st St
E 40th Pl
E 37th St
E 41st Pl
S Central Ave
Hooper Ave
E 41st Pl
E 38th St
E 38th St
S Santa Fe Ave
E 38th St
Gilbert Lindsay Community Center Park
E 42nd St
E 41st Pl
E 41st Pl
S Alameda St
Avalon Blvd
E 42nd Pl
E 42nd Pl
E 42nd St
Long Beach Ave
E 42nd St
San Pedro Pl
E 43rd St
E 43rd St
E 43rd Pl
E 43rd Pl
E 43rd St
AT And SF Rlwy
E Vernon Ave
E Vernon Ave
VERNON
Ascot Ave
Carver Middle School
E 45th St
E 45th St
E 45th St
45th St
Vernon Station
46th St
E 46th St
E 46th St
E 46th St
E 46th St
47th St
E 47th St
E 47th St
S San Pedro

1325 E ADAMS

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	2,838
LAND SF	6,315
YEAR BUILT	1924-1931
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	RD1.5
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
LOT DIMENSION	126 X 50
NUMBER OF PARKING SPACES	9
PARKING RATIO	2:1

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Siding
PARKING SURFACE	Paved
ROOF	Flat/Pitched
STYLE	Bungalow
LANDSCAPING	Minimal/Front Yard




1325 E ADAMS

04 **Rent Roll**

Rent Roll

Rent Roll - No ADUs

Unit	Unit Mix	Current Rent	Market Rent
1323	2 bd + 1 ba	$2,398.00	$2,748.00
1323 1/2	1 bd + 1 ba	$1,763.00	$2,172.00
1323 1/4	1 bd + 1 ba	$636.00	$2,172.00
1325	1 bd + 1 ba	$1,008.00	$2,172.00
1325 1/2	1 bd + 1 ba	$1,964.00	$2,172.00
1325 1/4	1 bd + 1 ba	$639.00	$2,172.00
Totals / Averages		**$8,408.00**	**$13,608.00**

Rent Roll - With ADUs

Unit	Unit Mix	Current Rent	Market Rent
1323	2 bd + 1 ba	$2,398.00	$2,748.00
1323 1/2	1 bd + 1 ba	$1,763.00	$2,172.00
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1325	1 bd + 1 ba	$1,008.00	$2,172.00
1325 1/2	1 bd + 1 ba	$1,964.00	$2,172.00
1325 1/4	1 bd + 1 ba	$639.00	$2,748.00
Detached ADU 1	2 bd + 1 ba	$2,748.00	$2,748.00
Detached ADU 2	2 bd + 1 ba	$2,748.00	$2,748.00
Detached ADU 3	2 bd + 1 ba	$2,748.00	$2,748.00
Detached ADU 4	2 bd + 1 ba	$2,748.00	$2,748.00
Detached ADU 5	2 bd + 1 ba	$2,748.00	$2,748.00
Detached ADU 6	2 bd + 1 ba	$2,748.00	$2,748.00
Totals / Averages		**$24,721.00**	**$30,096.00**

FINANCIALS - NO ADUs

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	$100,896		$163,296	
Gross Potential Income	**$100,896**		**$163,296**	
General Vacancy	-$3,028	3.00%	-$4,898	2.99%
Effective Gross Income	**$97,868**		**$158,398**	
Less Expenses	$28,381	28.99%	$30,801	19.44%
Net Operating Income	**$69,487**		**$127,597**	

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	$12,840	$2,140	$12,840	$2,140
Property Insurance (Actual)	$3,525	$588	$3,525	$588
Utilities ($500/Unit) ($)	$3,000	$500	$3,000	$500
Pest Control ($75/Month)	$900	$150	$900	$150
Repairs & Maintenance ($500/Unit)	$3,000	$500	$3,000	$500
Water / Management (4%)	$3,916	$653	$6,336	$1,056
Cleaning & Gardening ($100/Month)	$1,200	$200	$1,200	$200
Total Operating Expense	**$28,381**	**$4,730**	**$30,801**	**$5,134**
Expense / SF	$10.00		$10.85	
% of EGI	28.99%		19.44%	

Expenses are estimated

GLOBAL PLATINUM PROPERTIES

FINANCIALS - WITH ADUs

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	$298,773	$361,152
Gross Potential Income	**$298,773**	**$361,152**
General Vacancy	-$8,963	$10,834.56
Effective Gross Income	**$289,810**	**$350,317**
Less Expenses	$53,409	$55,989
Net Operating Income	**$236,401**	**$294,488**

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	$21,168	$21,168
Property Insurance (Actual)	$6,849	$6,849
Utilities ($500/Unit)	6,000	6,000
Pest Control ($50/Month)	$1,200	$1,200
Repairs & Maintenance ($500/Unit)	$6,000	$6,000
Management (4%)	$11,592	$14,013
Cleaning & Gardening ($100/Month)	$2,400	$2,400
Total Operating Expense	**$55,209**	**$57,629**

1325 E Adams

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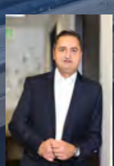

Armin Soleimani
Global Platinum Properties
Realtor
(310) 666-2246
ziuroiluj@gmail.com
01846872

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

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