GLOBAL PLATINUM
PROPERTIES

4626 WALL ST

LOS ANGELES CA 90011

Offering Memorandum

7.18% CAP RATE

6 Units | 2 New ADUs | All 2 Bedroom Units

6 UNITS IN CENTRAL LA LOCATION

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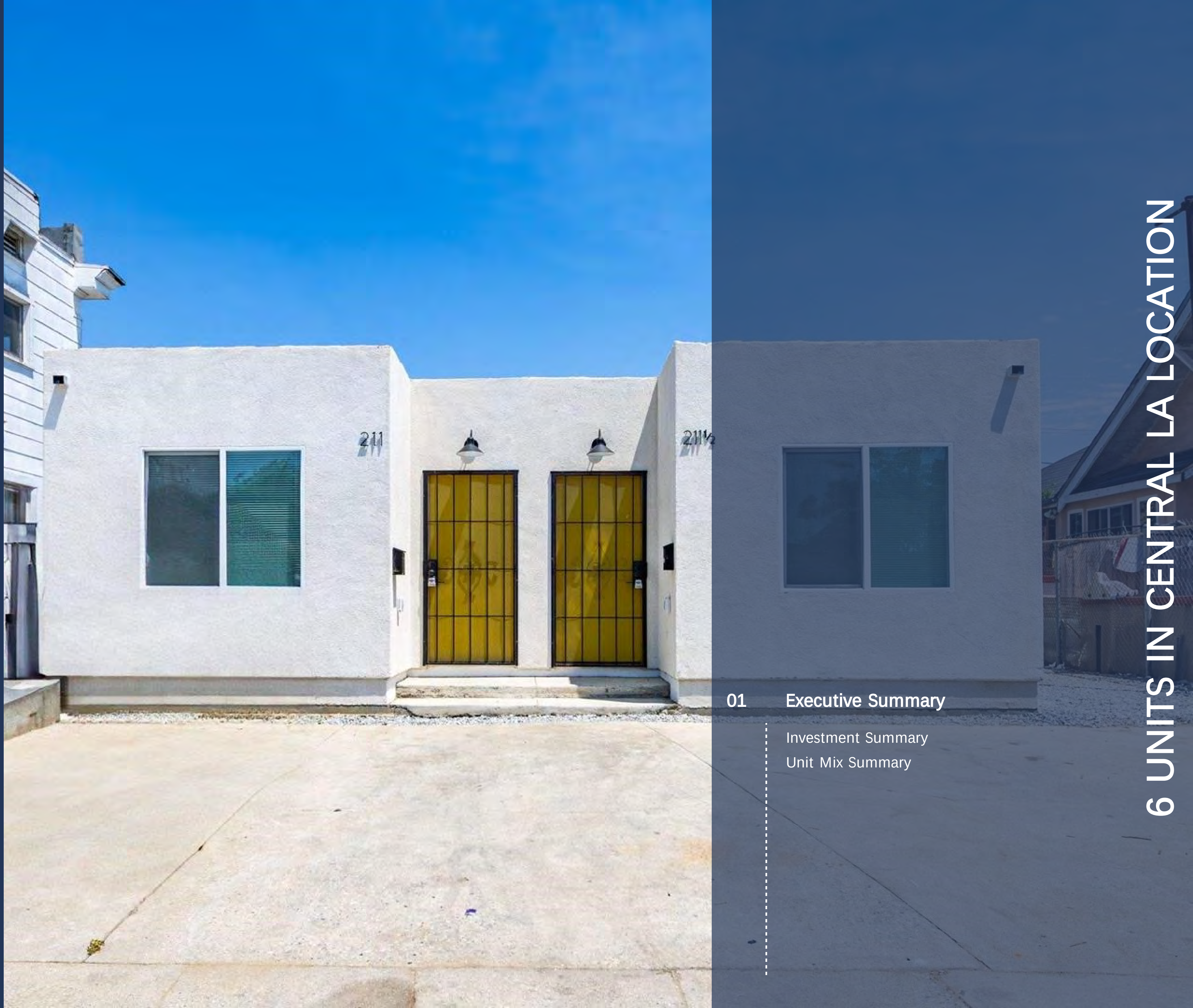


6 UNITS IN CENTRAL LA LOCATION

OFFERING SUMMARY

ADDRESS	4626 Wall St Los Angeles CA 90011
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Los Angeles Metro
BUILDING SF	5,522 SF
LAND SF	7,002 SF
NUMBER OF UNITS	6
YEAR BUILT	1911, 2025
YEAR RENOVATED	2025
APN	5109-010-001
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$1,725,000
PRICE PSF	$312.39
PRICE PER UNIT	$287,500
OCCUPANCY	83.3%
NOI (CURRENT)	$123,828
NOI (Pro Forma)	$150,998
CAP RATE (CURRENT)	7.18%
CAP RATE (Pro Forma)	8.75%
GRM (CURRENT)	9.60
GRM (Pro Forma)	8.30

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	71,574	452,027	1,295,849
2026 Median HH Income	$57,287	$58,765	$61,049
2026 Average HH Income	$78,093	$80,174	$84,523

7.18% Cap Rate Gem: 6-Unit Multifamily with Brand New ADUs

4626 Wall St presents a high-yield, stabilized multifamily investment delivering strong in-place cash flow with meaningful long-term upside.

The property is currently operating at approximately a 7.18% cap rate on existing income, offering investors immediate returns without the need for heavy repositioning.

Situated on a 7,000 SF lot, the 5,522 SF asset consists of six 2-bedroom units, including four front-building units and two newly constructed ADUs. The unit mix is highly desirable and supports consistent tenant demand, while the newer ADUs command premium rents and reduce near-term capital expenditure.

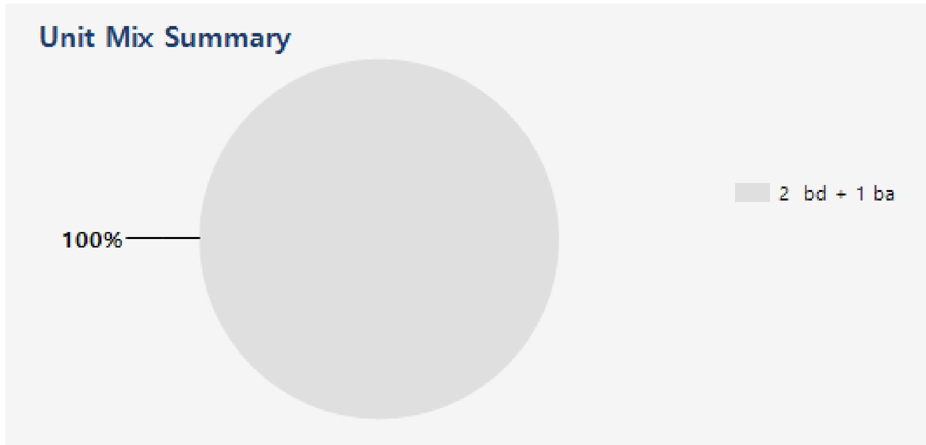
The property benefits from a stable rent roll, with no reliance on short-term or non-recurring income. The tenant base includes subsidized tenants, providing reliable collections and supporting steady, ongoing rent increases, further enhancing the durability and predictability of cash flow.

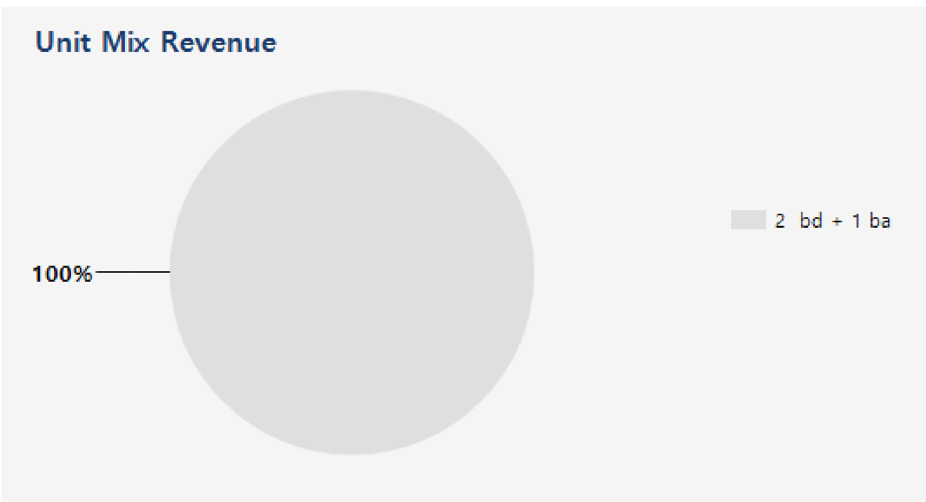
Located in a rapidly evolving pocket of South Los Angeles, the asset is positioned to benefit from continued neighborhood improvement, rental growth, and long-term appreciation trends.

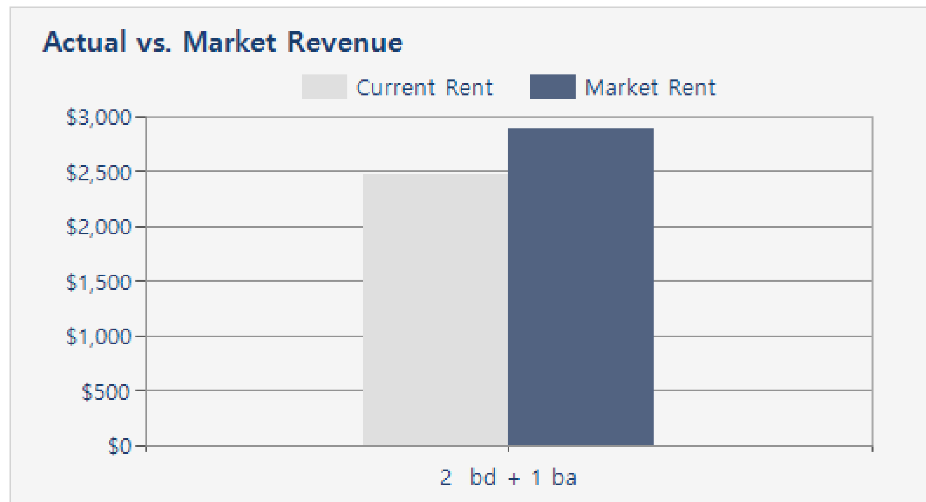
Investment Highlights

- **Immediate Yield:** ~7.18% cap rate in-place
- **Minimal Execution Risk:** Already stabilized with strong occupancy
- **Premium Unit Mix:** All 2BR units support family tenants and lower turnover
- **New Construction Component:** ADUs reduce capex and support higher rents
- **Clear Rental Upside:** Mark-to-market opportunity without heavy renovation
- **Attractive Basis:** Below replacement cost with new units already built

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 1 ba	6	$2,471	$14,827	$2,887	$17,322
Totals/Averages	**6**	**$2,471**	**$14,827**	**$2,887**	**$17,322**







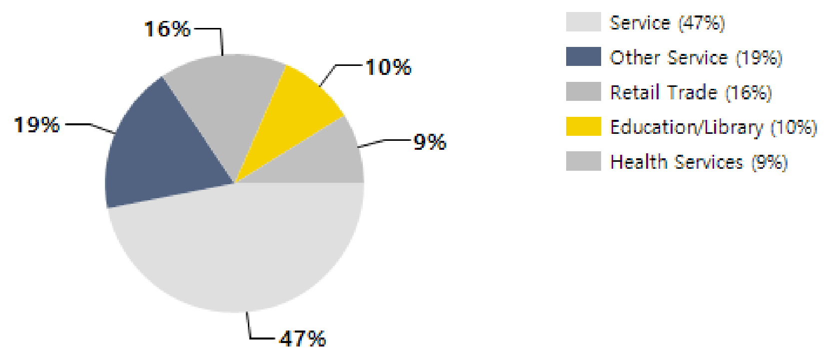
6 UNITS IN CENTRAL LA LOCATION

02 Location

Historic South Central: The Heart of LA's Next Chapter

- Located just south of the booming Downtown Los Angeles core, 4626 Wall Street sits at the intersection of heritage and high growth. This isn't just a location; it's a strategic foothold in one of the city's most rapidly evolving submarkets.
- Proximity to the Pulse: Residents are minutes away from the world-class entertainment and employment hubs of USC, Exposition Park, and the LA Live/Crypto.com Arena district.
- Cultural Renaissance: As investment flows into the surrounding Historic South Central corridors, the neighborhood is seeing a wave of new local coffee shops, creative spaces, and community-centric developments that appeal to a young, professional tenant base.
- Unmatched Accessibility: With easy access to the 110 and 10 freeways, and a high Walk Score, this location offers a "commuter's dream" lifestyle for those working in DTLA or the South Bay.

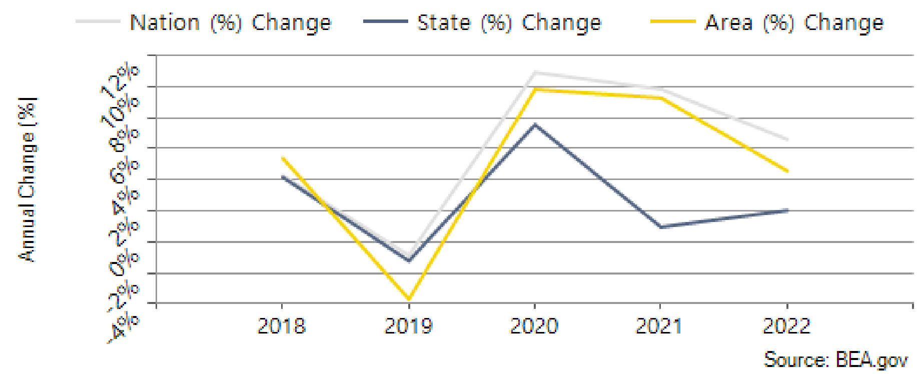
Major Industries by Employee Count

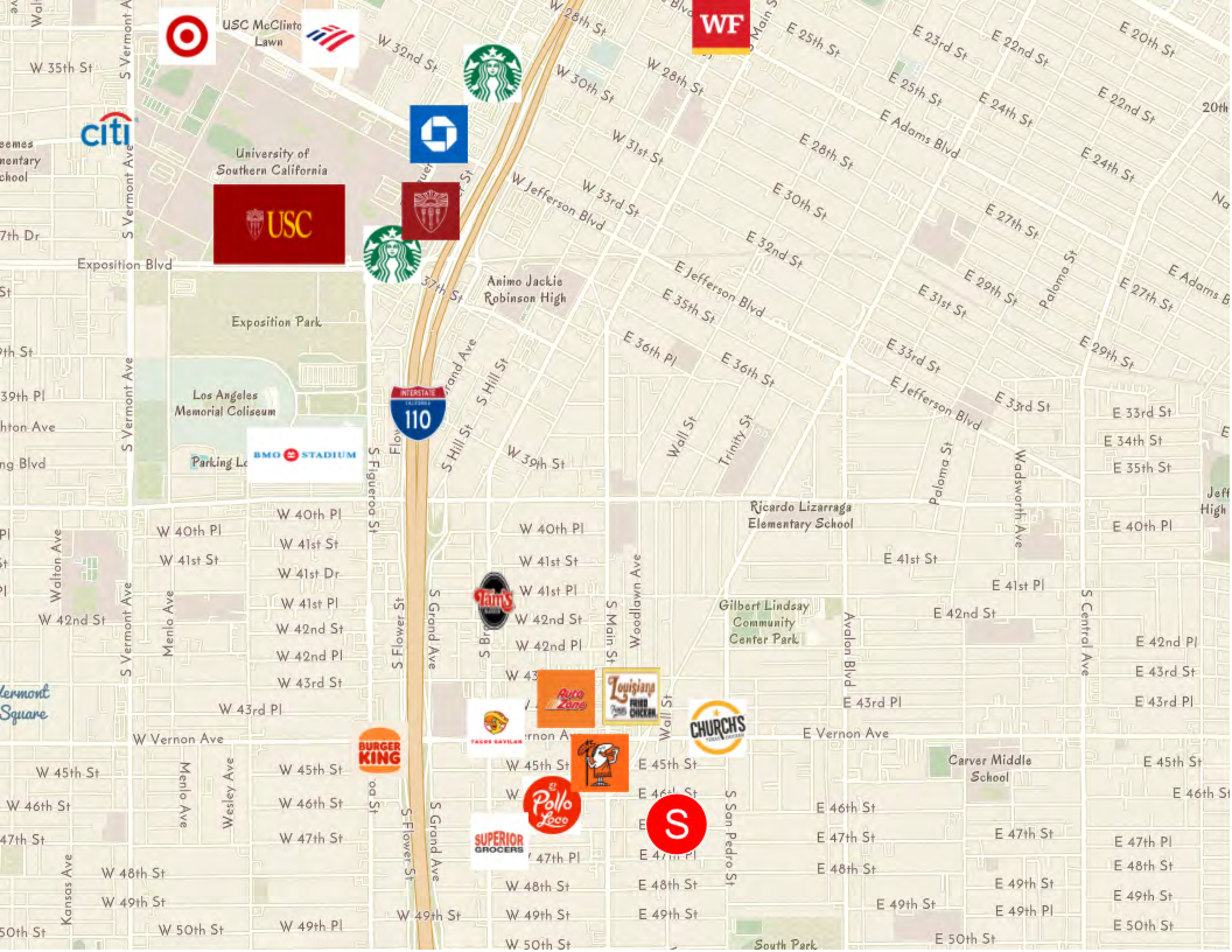


Largest Employers

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
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000

Los Angeles County GDP Trend





USC McClintock Lawn
W 35th St
S Vermont Ave
W 32nd St
W 28th St
WF
E 25th St
E 23rd St
E 22nd St
E 20th St
W 30th St
W 28th St
E 25th St
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E Adams Blvd
W 31st St
E 28th St
E 24th St
University of Southern California
W Jefferson Blvd
W 33rd St
E 30th St
USC
E 27th St
7th Dr
E 32nd St
Exposition Blvd
Animo Jackie Robinson High
E Jefferson Blvd
E 29th St
Paloma St
E 27th St
E Adams Blvd
37th St
E 31st St
E 35th St
Exposition Park
E 36th Pl
E 36th St
E 33rd St
E 29th St
39th Pl
Los Angeles Memorial Coliseum
INTERSTATE
110
S Grand Ave
S Hill St
E Jefferson Blvd
E 33rd St
E 33rd St
E 34th St
E 35th St
BMO STADIUM
Parking Lot
S Figueroa St
S Hill St
Wall St
Trinity St
W 39th St
Paloma St
Wadsworth Ave
W 40th Pl
Ricardo Lizarraga Elementary School
W 40th Pl
W 40th Pl
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W 41st St
W 41st St
W 41st St
E 41st St
Walton Ave
W 41st Dr
W 41st Pl
E 41st Pl
Tam's
W 41st Pl
Menlo Ave
W 42nd St
W 42nd St
W 42nd St
S Flower St
S Grand Ave
S Main St
Woodlawn Ave
Gilbert Lindsay Community Center Park
Avalon Blvd
E 42nd St
S Central Ave
W 42nd Pl
W 42nd Pl
E 42nd Pl
W 43rd St
E 43rd St
AutoZone
Louisiana Fried Chicken
Vermont Square
W 43rd Pl
E 43rd Pl
E 43rd Pl
TACOS GAVILAN
CHURCH'S
W Vernon Ave
BURGER KING
E Vernon Ave
W 45th St
Menlo Ave
Wesley Ave
W 45th St
W 45th St
E 45th St
Carver Middle School
E 45th St
W 46th St
W 46th St
El Pollo Loco
E 46th St
E 46th St
S San Pedro St
W 47th St
W 47th St
S Flower St
S Grand Ave
SUPERIOR GROCERS
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South Park
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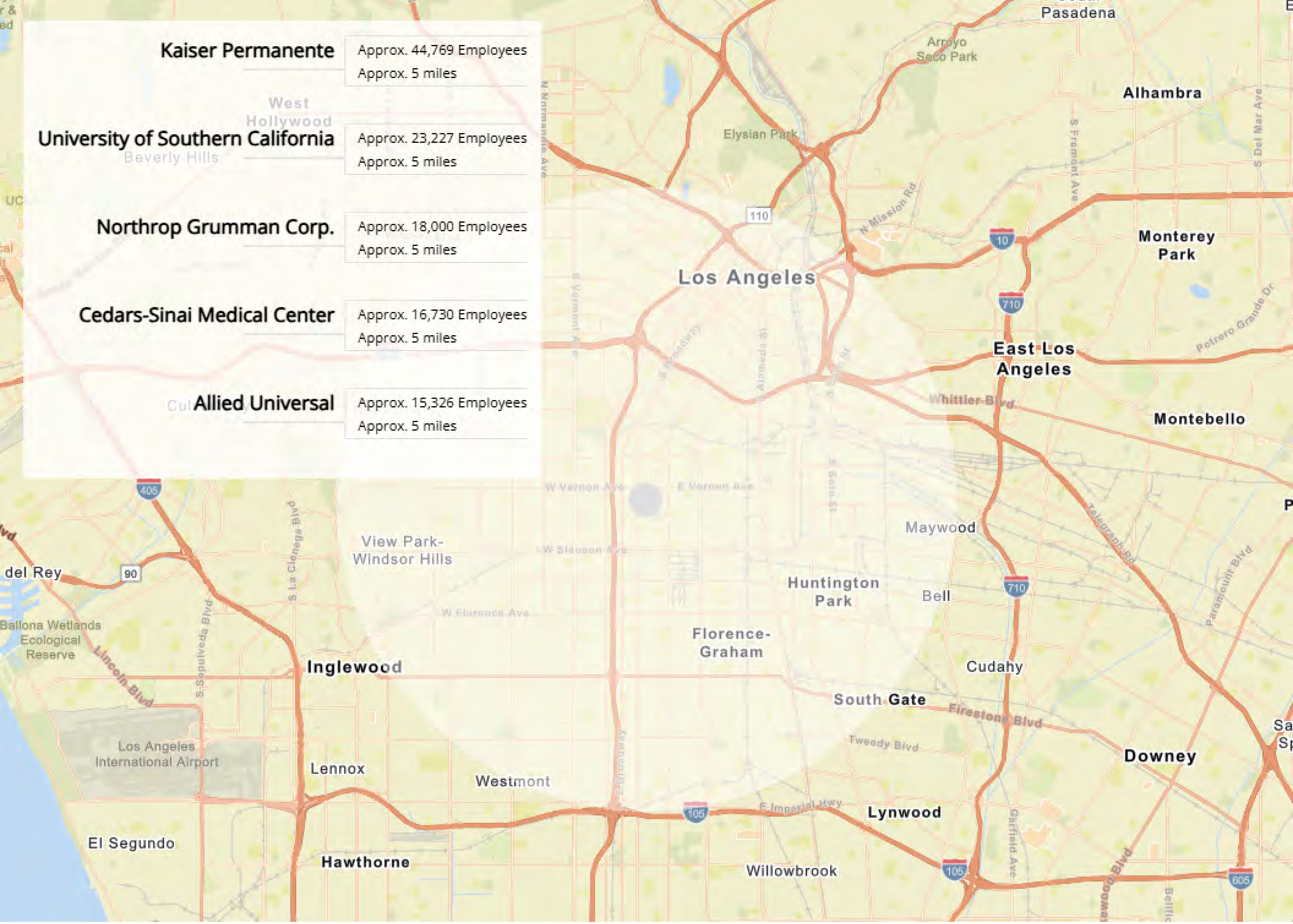


Kaiser Permanente	Approx. 44,769 Employees	Approx. 5 miles
University of Southern California	Approx. 23,227 Employees	Approx. 5 miles
Northrop Grumman Corp.	Approx. 18,000 Employees	Approx. 5 miles
Cedars-Sinai Medical Center	Approx. 16,730 Employees	Approx. 5 miles
Allied Universal	Approx. 15,326 Employees	Approx. 5 miles

6 UNITS IN CENTRAL LA LOCATION

03 **Property Description**

Property Features

PROPERTY FEATURES

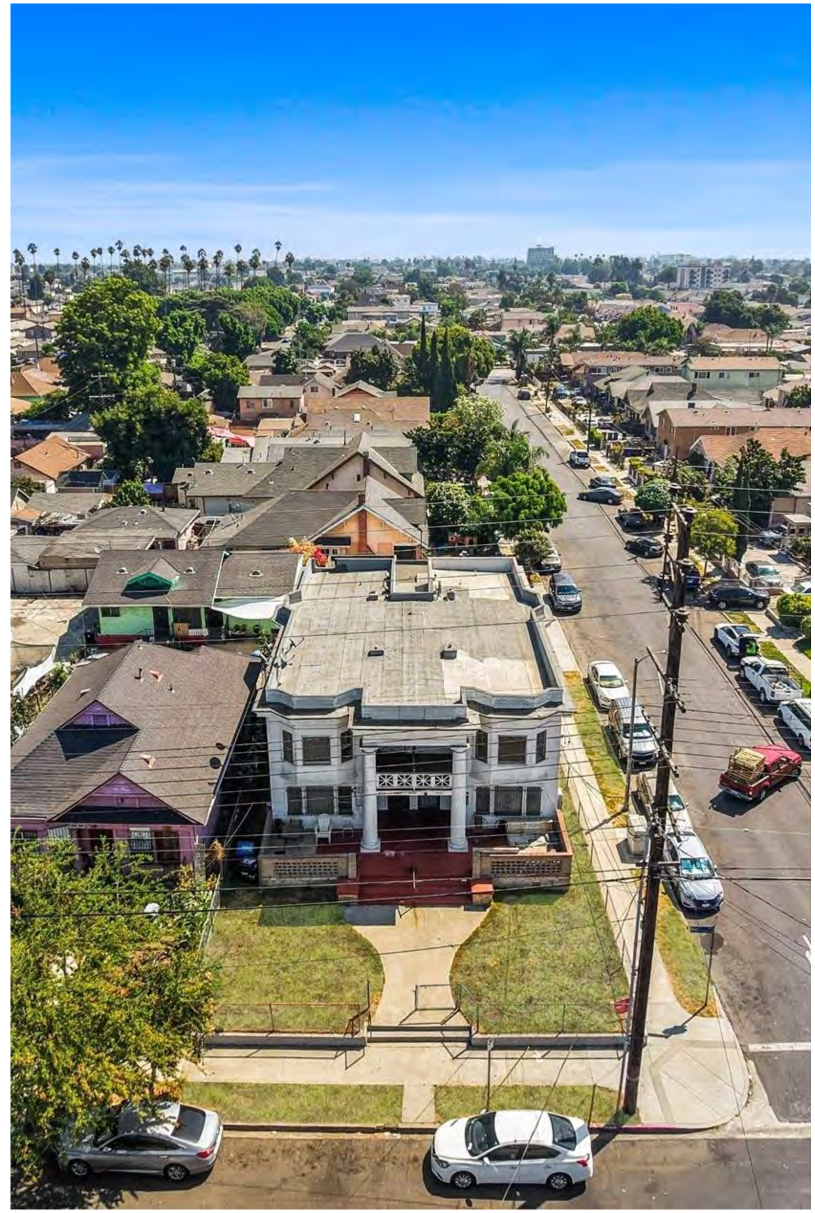
NUMBER OF UNITS	6
BUILDING SF	5,522
LAND SF	7,002
YEAR BUILT	1911, 2025
YEAR RENOVATED	2025
# OF PARCELS	1
ZONING TYPE	R2
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

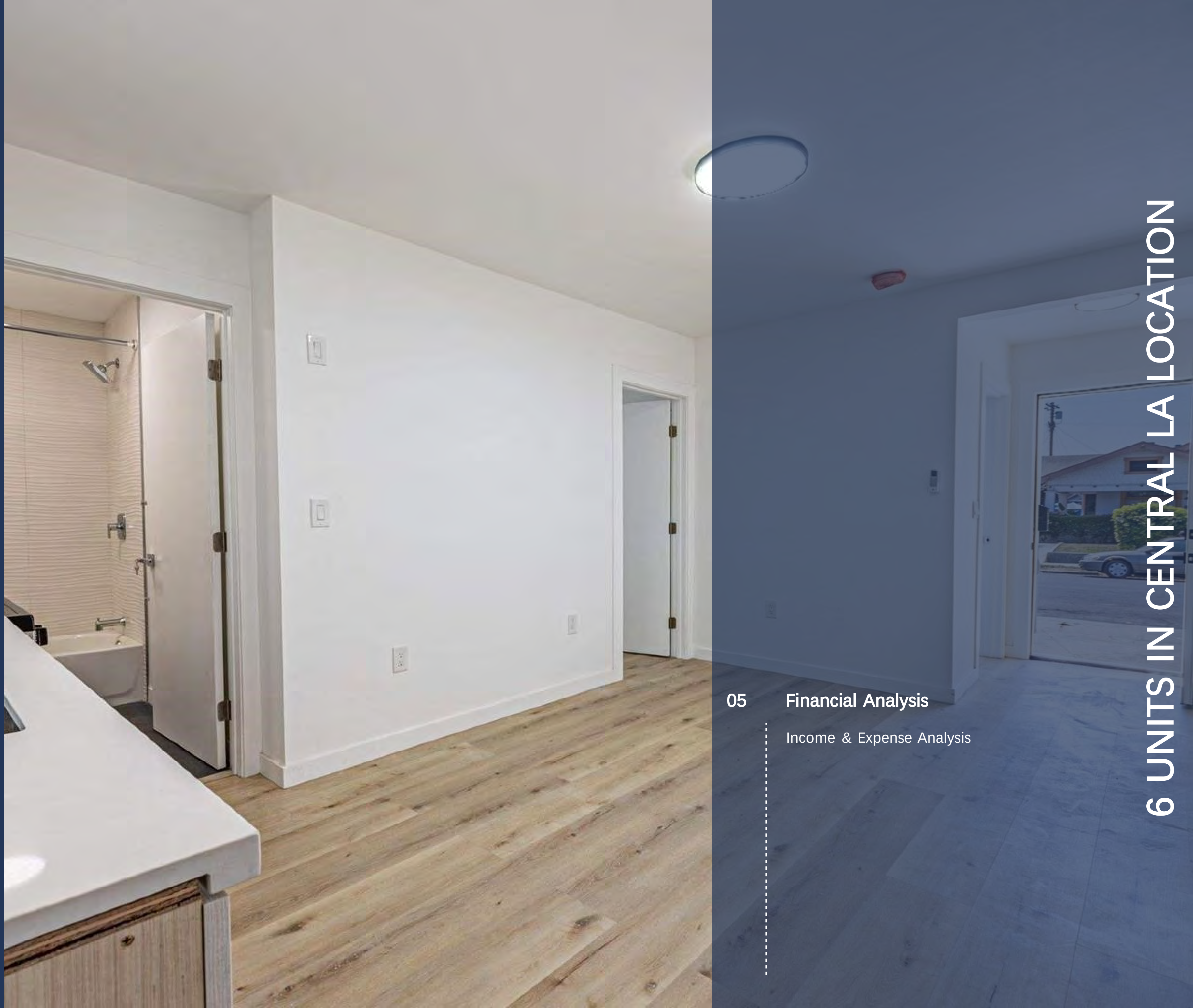
CONSTRUCTION

FOUNDATION	Raised/Slab
FRAMING	Wood
EXTERIOR	Stucco
ROOF	Pitched/Flat
STYLE	Traditional
LANDSCAPING	Front Lawn



6 UNITS IN CENTRAL LA LOCATION

Unit	Unit Mix	Current Rent	Market Rent
4626	2 bd + 1 ba	$2,781.00	$2,887.00
4628	2 bd + 1 ba	$2,466.00	$2,887.00
4630	2 bd + 1 ba	$2,170.00	$2,887.00
4632	2 bd + 1 ba	$2,495.00	$2,887.00
211 47th	2 bd + 1 ba	$2,180.00	$2,887.00
211 1/2 47th	2 bd + 1 ba (Vacant)	$2,887.00	$2,887.00
Totals / Averages		**$14,827.00**	**$17,322.00**



6 UNITS IN CENTRAL LA LOCATION

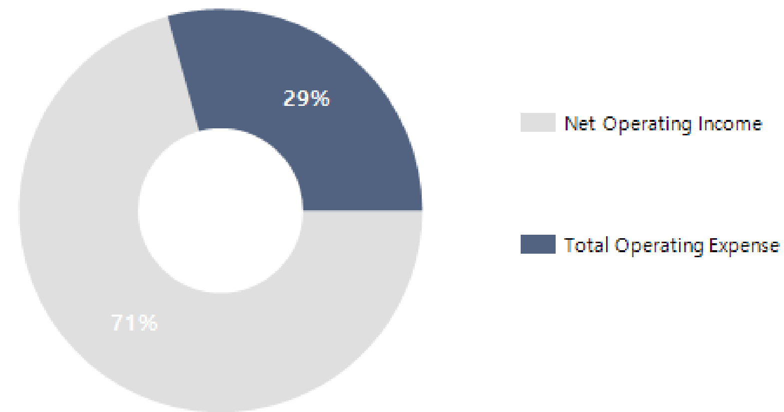
05 Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

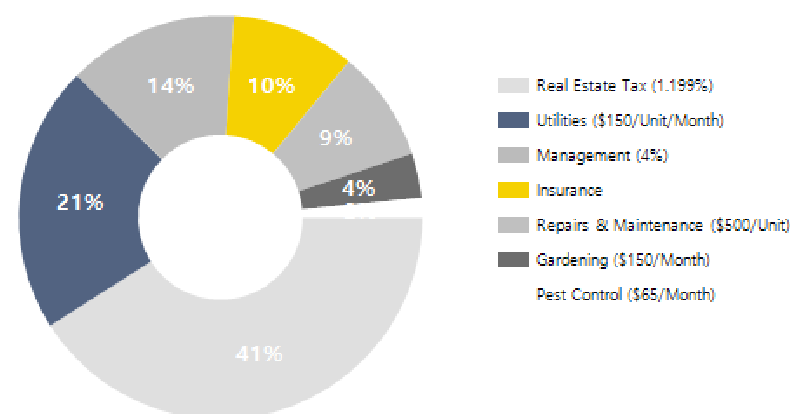
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	$179,758	$207,864
Gross Potential Income	**$179,758**	**$207,864**
General Vacancy	-$5,393	-$5,197
Effective Gross Income	**$174,365**	**$202,667**
Less Expenses	$50,537	$51,670
Net Operating Income	**$123,828**	**$150,997**



DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.199%)	$20,683	$20,683
Insurance	$5,000	$5,000
Management (4%)	$6,975	$8,107
Utilities ($150/Unit/Month)	$10,800	$10,800
Repairs & Maintenance ($500/Unit)	$4,500	$4,500
Pest Control ($65/Month)	$780	$780
Gardening ($150/Month)	$1,800	$1,800
Total Operating Expense	**$50,537**	**$51,670**

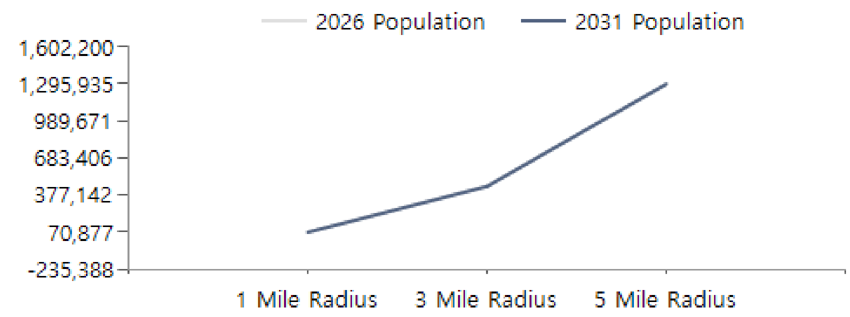


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

6 UNITS IN CENTRAL LA LOCATION

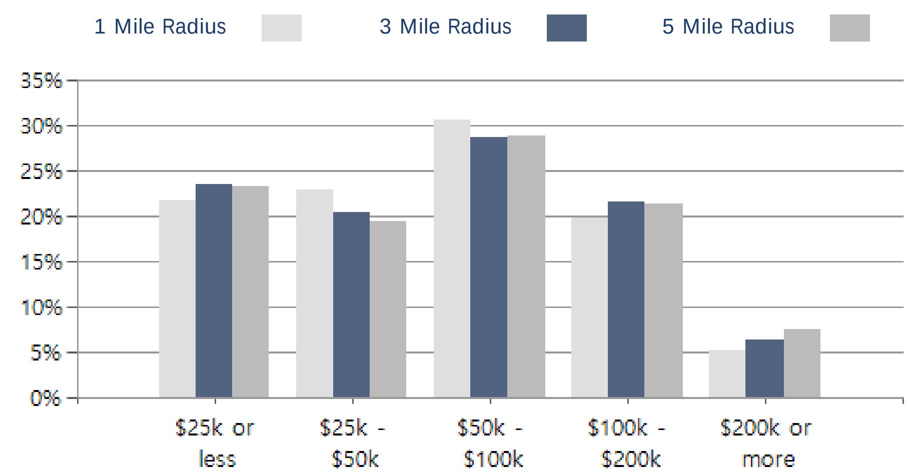
06 Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	69,411	428,951	1,257,612
2010 Population	74,566	450,779	1,291,819
2026 Population	71,574	452,027	1,295,849
2031 Population	70,877	449,037	1,295,935
2026 African American	7,864	68,869	219,772
2026 American Indian	2,535	12,542	33,278
2026 Asian	627	18,512	116,902
2026 Hispanic	61,401	337,910	858,730
2026 Other Race	44,765	239,817	590,646
2026 White	6,349	51,501	159,964
2026 Multiracial	9,393	60,320	173,766
2026-2031: Population: Growth Rate	-1.00%	-0.65%	0.00%

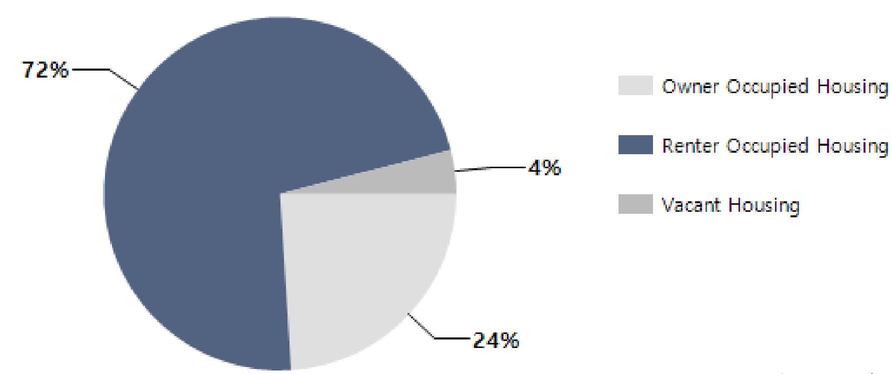


2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	2,105	19,612	65,008
$15,000-$24,999	1,802	10,667	35,247
$25,000-$34,999	1,851	11,736	36,627
$35,000-$49,999	2,281	14,554	47,275
$50,000-$74,999	3,215	21,290	71,044
$75,000-$99,999	2,317	15,595	54,091
$100,000-$149,999	2,213	18,542	60,123
$150,000-$199,999	1,353	9,238	32,019
$200,000 or greater	936	8,083	32,335
Median HH Income	$57,287	$58,765	$61,049
Average HH Income	$78,093	$80,174	$84,523

2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

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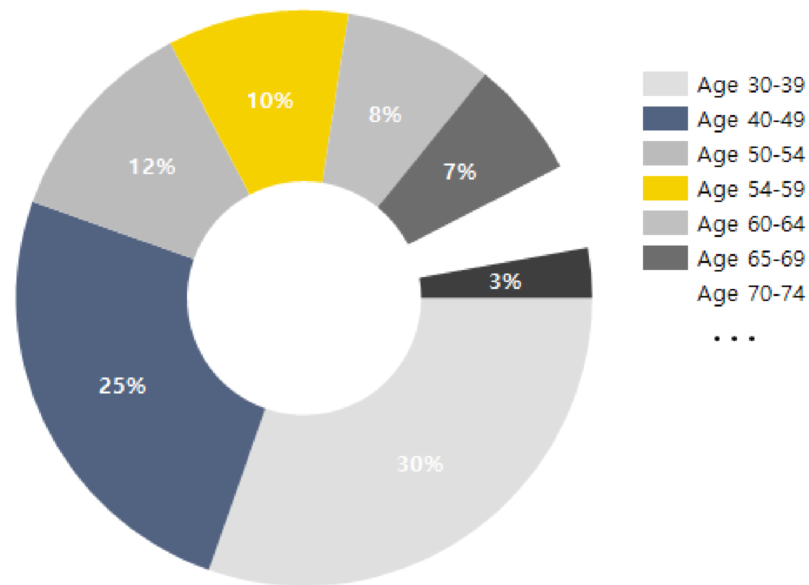
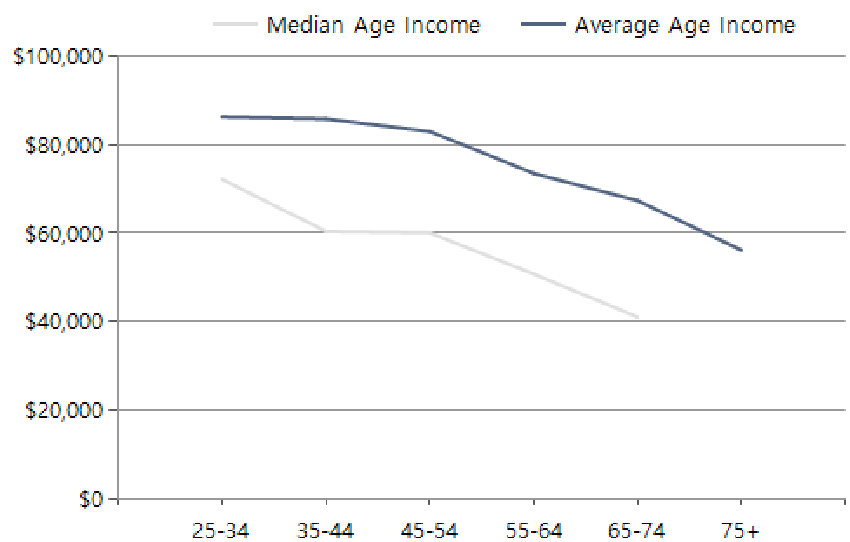
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	6,019	39,618	119,235
2026 Population Age 35-39	5,181	32,034	99,677
2026 Population Age 40-44	4,658	29,287	88,460
2026 Population Age 45-49	4,592	27,498	80,416
2026 Population Age 50-54	4,385	26,170	76,921
2026 Population Age 55-59	3,746	23,581	72,149
2026 Population Age 60-64	3,076	20,969	65,167
2026 Population Age 65-69	2,447	17,045	55,541
2026 Population Age 70-74	1,748	12,386	42,612
2026 Population Age 75-79	1,037	7,628	28,431
2026 Population Age 80-84	577	4,552	18,009
2026 Population Age 85+	417	3,661	16,388
2026 Population Age 18+	52,758	347,803	1,026,081
2026 Median Age	32	32	35
2031 Median Age	33	34	36

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$72,260	$72,318	$71,765
Average Household Income 25-34	$86,370	$87,766	$90,134
Median Household Income 35-44	$60,456	$66,378	$68,776
Average Household Income 35-44	$85,903	$93,833	$98,443
Median Household Income 45-54	$60,107	$64,741	$68,653
Average Household Income 45-54	$83,082	$87,490	$94,394
Median Household Income 55-64	$50,824	$54,028	$56,739
Average Household Income 55-64	$73,559	$77,100	$83,678
Median Household Income 65-74	$41,068	$41,686	$43,772
Average Household Income 65-74	$67,431	$66,835	$71,198
Average Household Income 75+	$56,185	$57,550	$57,828



GLOBAL PLATINUM PROPERTIES

6 UNITS IN CENTRAL LA LOCATION

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