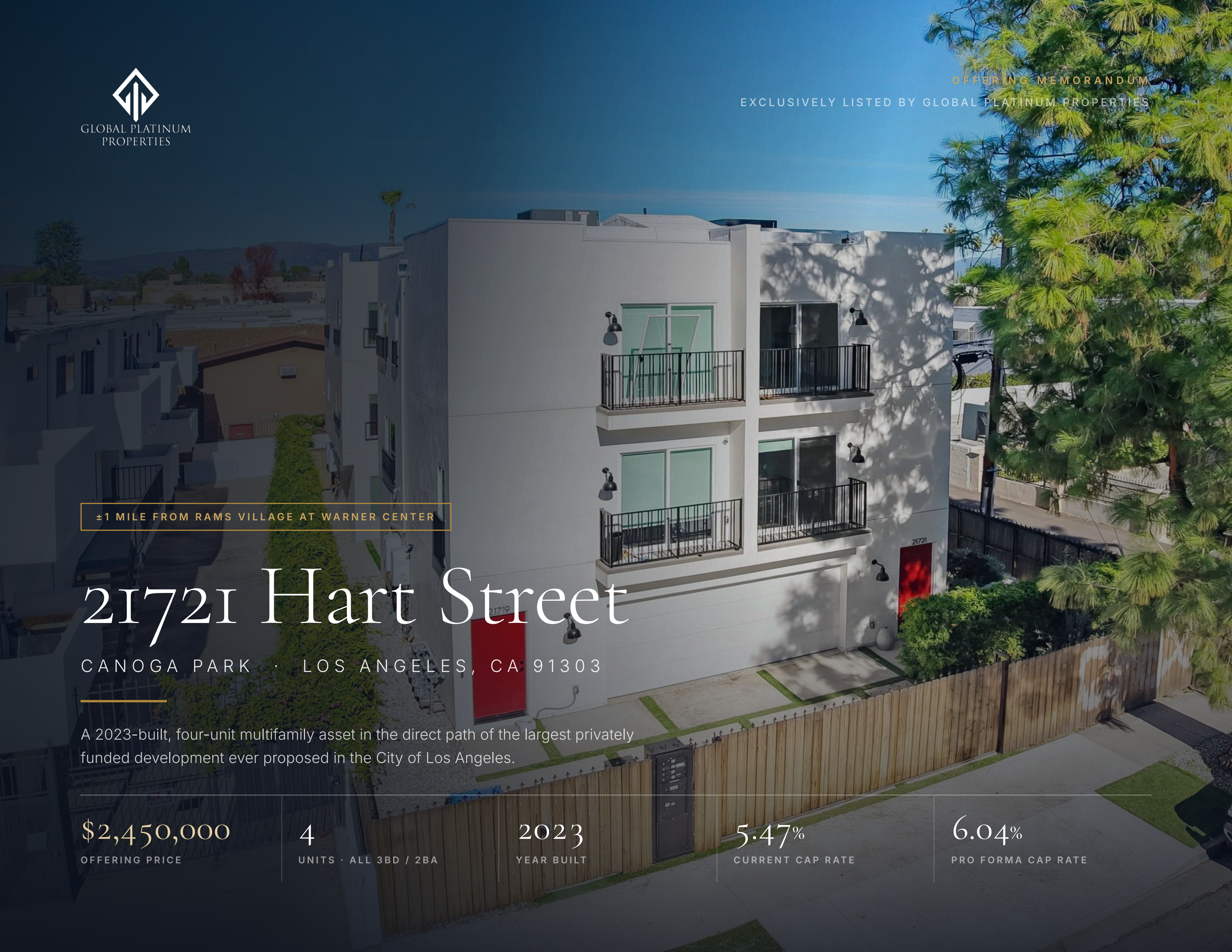


GLOBAL PLATINUM PROPERTIES

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY GLOBAL PLATINUM PROPERTIES

±1 MILE FROM RAMS VILLAGE AT WARNER CENTER

21721 Hart Street

CANOGA PARK · LOS ANGELES, CA 91303

A 2023-built, four-unit multifamily asset in the direct path of the largest privately funded development ever proposed in the City of Los Angeles.

$2,450,000	4	2023	5.47%	6.04%
OFFERING PRICE	UNITS · ALL 3BD / 2BA	YEAR BUILT	CURRENT CAP RATE	PRO FORMA CAP RATE

Contents

GLOBAL PLATINUM PROPERTIES

21721 HART STREET · CANOGA PARK

01

Executive Summary

The Offering

A newly built, fee-simple four-unit asset in the West Valley path of growth

$2,450,000	$612,500	$395	5.47%	6.04%	13.81
OFFERING PRICE	PRICE PER UNIT	PRICE PER SF	CAP RATE — CURRENT	CAP RATE — PRO FORMA	GRM — CURRENT

OFFERING SUMMARY

Address	21721 Hart Street
City / State	Canoga Park, CA 91303
County	Los Angeles
Market / Submarket	San Fernando Valley
APN	2138-004-010
Ownership Type	Fee Simple
Number of Units	4
Year Built	2023
Building Area	±6,200 SF
Land Area	±5,000 SF
Zoning	R3-1-RIO
Occupancy	**100% leased**

FINANCIAL SUMMARY

Gross Scheduled Rent — Current	$177,420
Gross Scheduled Rent — Market	$191,760
General Vacancy (underwritten)	3.00%
Effective Gross Income — Current	$172,097
Total Operating Expenses	$38,100
Expense Ratio	22.13%
Net Operating Income — Current	$133,997
Net Operating Income — Pro Forma	$147,907
GRM — Pro Forma	12.78
Avg. In-Place Rent / Unit	$3,696
Avg. Market Rent / Unit	$3,995
Embedded Rent Upside	**+8.1%**

PROXIMITY

Rams Village at Warner Center	±1.0 mi
Westfield Topanga	0.78 mi
The Village at Topanga	1.25 mi
Calabasas	4.25 mi

Rams Village distance is straight-line to the nearest district boundary (±1.5 mi by road). Remaining distances per drive-time analysis.

Investment Highlights

Six reasons this asset trades differently than the rest of the West Valley

01 **In the Path of $10 Billion**

Approximately one mile from Rams Village at Warner Center — a 52-acre, $10 billion mixed-use district anchored by the permanent Los Angeles Rams headquarters — the largest privately funded development ever proposed in the City of Los Angeles.

02 **2023 Construction — No Deferred Maintenance**

Delivered in 2023 with fire sprinklers, central HVAC, solar, in-unit laundry and drought-tolerant landscaping. Roof, systems and envelope are effectively new; capital reserve requirements are minimal for the foreseeable hold.

03 **Exempt from LA Rent Stabilization**

A 2023 certificate of occupancy places the asset outside the City of Los Angeles RSO permanently, and outside the AB 1482 statewide cap on a rolling 15-year exemption. Rents reset to market at turnover, with no statutory ceiling on the reset.

04 **Below the Measure ULA Threshold**

At $2,450,000 the transaction falls well below the City of Los Angeles Measure ULA threshold of $5,400,000, avoiding the 4% transfer tax that burdens larger Los Angeles multifamily trades on both entry and exit.

05 **Four Units — Residential Financing**

A four-unit configuration qualifies for conventional 2–4 unit residential financing rather than commercial debt: longer fixed terms, 30-year amortization and materially lower friction than a 5+ unit acquisition.

06 **All Large-Format 3BD / 2BA Units**

Every unit is a three-bedroom, two-bath plan averaging ±1,550 SF — the scarcest and most defensible product type in the West Valley rental pool, drawing family and roommate households with a durable renewal profile.

STRUCTURAL ADVANTAGE

New construction, no statutory rent cap, no transfer tax, residential debt.

Four conditions that rarely appear together in a Los Angeles multifamily offering. The City's Just Cause for Eviction Ordinance still applies; see page 12.

01 — EXECUTIVE SUMMARY

The Investment Thesis

Why this asset, on this block, at this moment in the West Valley cycle

21721 Hart Street is a 2023-built, four-unit apartment building on a 5,000 square foot lot in Canoga Park, approximately one mile from the site where the Kroenke Organization intends to build the permanent home of the Los Angeles Rams.

That single fact reframes the underwriting. The West Valley has spent a decade absorbing incremental infill development under the Warner Center 2035 Specific Plan. What is now proposed one mile south of this property is not incremental: a 52-acre district carrying an estimated $10 billion of private capital, more than 3,000 homes, roughly two million square feet of retail and office, two indoor performance venues, and a 350,000 square foot NFL headquarters and training campus.

Demolition of the former Promenade mall began in January 2026 and site clearing is underway today. Vertical construction is targeted for 2027, beginning with the Rams headquarters. The land is assembled and the entitlement path runs through an already-adopted specific plan.

An investor buying at $2,450,000 today is acquiring a fully stabilized, institutional-quality residential asset at a **5.47% going-in yield** that steps to **6.04% at market rents** — while holding an option on a submarket that is being rebuilt around it. The income covers the wait. The district creates the upside.

THE SCARCITY ARGUMENT

Warner Center's pipeline is dominated by high-rise towers and large institutional communities. Almost none of it is small-lot, fee-simple, four-unit product. As the district densifies, a new four-plex a mile from its center gets harder to replicate — not easier.

RAMS VILLAGE AT WARNER CENTER

$10B ESTIMATED INVESTMENT	52 ACRE DISTRICT
3,000+ NEW HOMES	±2M SF RETAIL & OFFICE
350K SF RAMS HEADQUARTERS	±10 ACRES PUBLIC OPEN SPACE

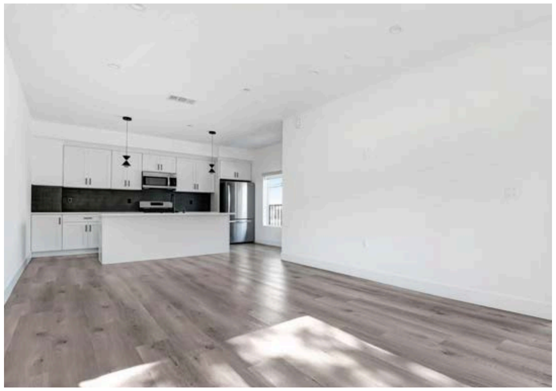
Rendering: Kroenke Organization / Gensler. Program figures as publicly announced and subject to entitlement, revision and phasing. See page 12 for detail and sources.

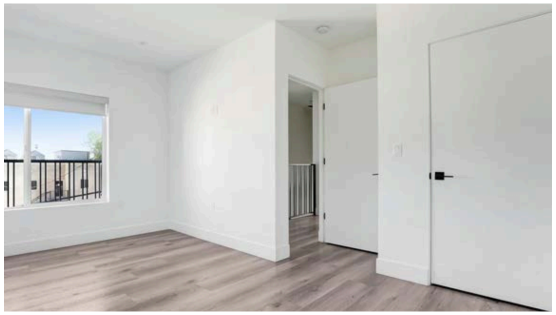
Unit Mix & Rent Roll

Four identical three-bedroom plans · 100% leased · $299 average rent-to-market spread

RENT ROLL — IN PLACE

UNIT	PLAN	EST. SF	CURRENT RENT	MARKET RENT	SPREAD	$/SF
1	3 BD + 2 BA	±1,550	$3,895	$3,995	$100	$2.51
2	3 BD + 2 BA	±1,550	$3,700	$3,995	$295	$2.39
3	3 BD + 2 BA	±1,550	$3,595	$3,995	$400	$2.32
4	3 BD + 2 BA	±1,550	$3,595	$3,995	$400	$2.32
Total / Avg.	**4 Units**	**±6,200**	**$14,785**	**$15,980**	**$1,195**	**$2.38**





ANNUALIZED SUMMARY

	MONTHLY	ANNUAL	PER UNIT / YR	PER SF / YR
Gross Scheduled Rent — In Place	$14,785	$177,420	$44,355	$28.62
Gross Scheduled Rent — Market	$15,980	$191,760	$47,940	$30.93
Embedded Upside	**$1,195**	**$14,340**	**$3,585**	**+8.1%**

$2.38

Average in-place rent per square foot, per month — leaving room beneath comparable new-construction product in Warner Center.

UTILITY STRUCTURE

Water, trash, gas and electric are tenant-paid, with RUBS in place. The owner's expense load is limited to taxes, insurance, and light maintenance — producing a **22.1% expense ratio** against a Los Angeles small-multifamily norm closer to 30–35%.

MARK-TO-MARKET PATH

Because the asset is exempt from both the LA RSO and AB 1482, in-place rents reset to market at natural turnover with no statutory cap — the **$1,195 monthly spread is capturable at turnover**, not theoretical. The City's Just Cause for Eviction Ordinance governs increases to sitting tenants; see page 12.

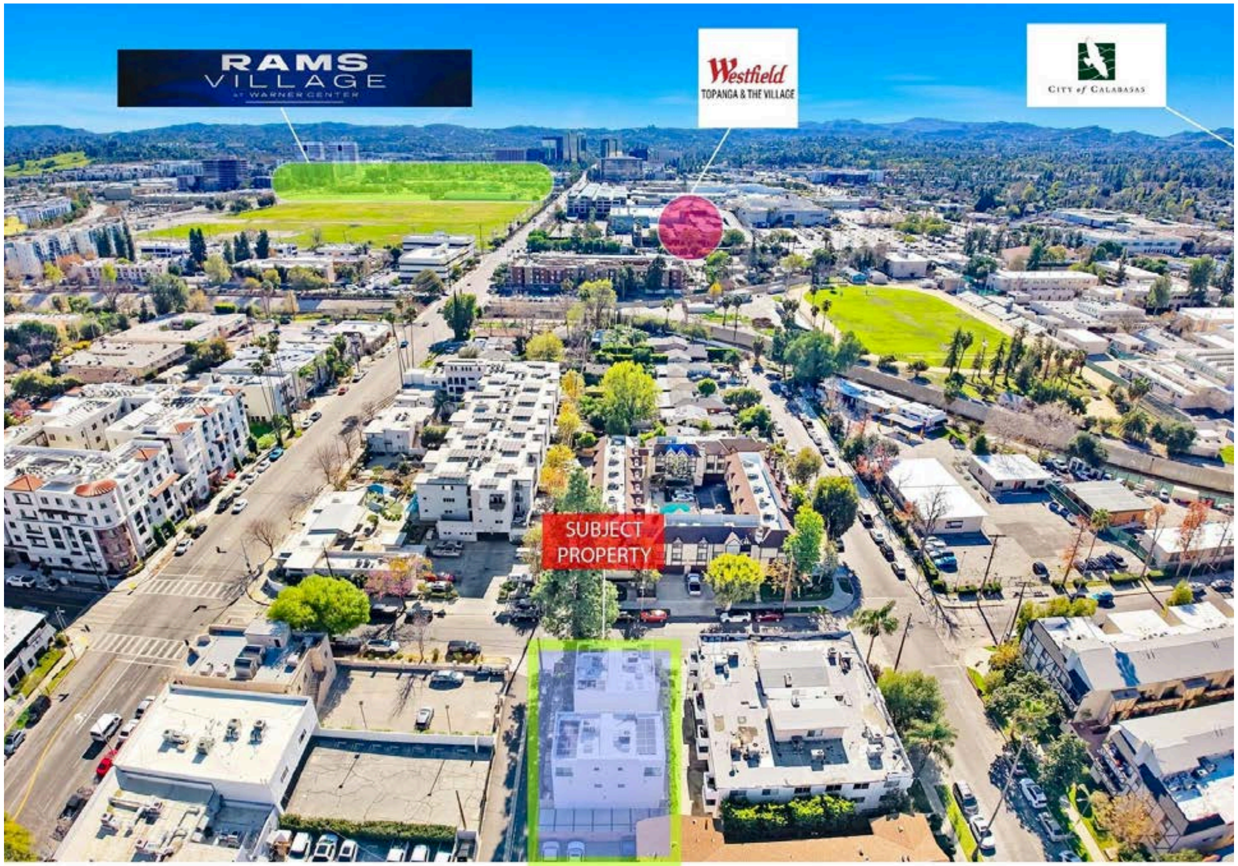
02

Location & The Rams Effect

One mile from the largest privately funded development ever proposed in the City of Los Angeles.

Position

Canoga Park at the eastern edge of the Warner Center growth corridor



Aerial context. Subject property shown in relation to Rams Village at Warner Center, Westfield Topanga & The Village, and the City of Calabasas.

The property sits on Hart Street in Canoga Park, two blocks north of Vanowen Street and roughly one mile north of the Warner Center core.

It is a residential street of small-lot multifamily — precisely the kind of pocket that absorbs demand spillover when a regional employment and entertainment district is built next door, without itself being exposed to the construction disruption.

WITHIN ONE MILE

Rams Village Site	±1.0 mi
Westfield Topanga	0.78 mi
The Village at Topanga	1.25 mi
Topanga Canyon Blvd	3 blocks
US-101 Freeway	±2.3 mi

Rams Village distance is straight-line to the nearest district boundary; approximately 1.5 miles by road.

ALSO NEARBY

Pierce College · Kaiser Permanente Woodland Hills · Warner Center Class-A office campuses · Topanga Social · Costco at The Village · Metro Orange (G) Line Canoga Station

02 — LOCATION & THE RAMS EFFECT

Rams Village at Warner Center

±1.0 MILE FROM THE SUBJECT

$10 Billion

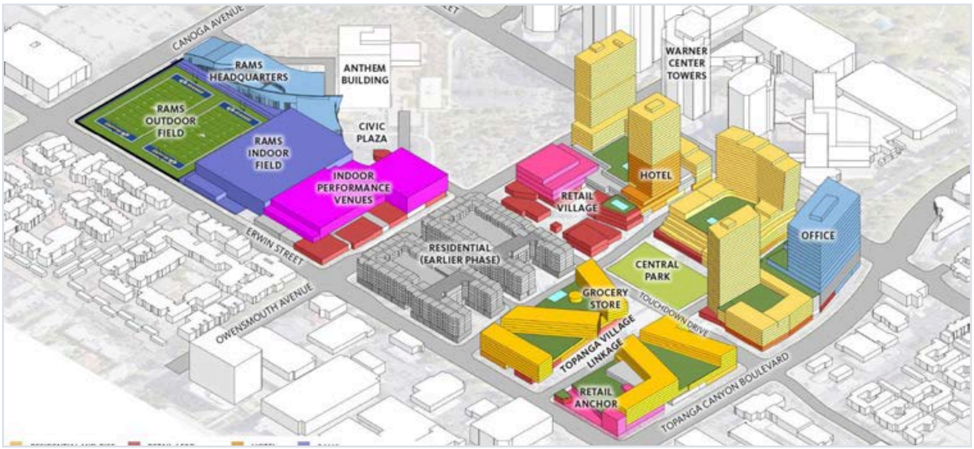
The Kroenke Organization has assembled nearly 100 acres in Warner Center and proposed a 52-acre mixed-use district anchored by the permanent Los Angeles Rams headquarters — the largest privately funded development ever proposed in the City of Los Angeles. Demolition of the former Promenade mall began in January 2026; vertical construction is targeted for 2027.

> *"This is a tremendous opportunity to develop a dynamic destination and create the Rams permanent headquarters within the City of Los Angeles."*
>
> **E. STANLEY KROENKE**
> Owner & Chairman, Los Angeles Rams

52	3,000+	±3M SF	±2M SF	350K SF	7,500	±10
ACRE DISTRICT	NEW HOMES	RESIDENTIAL	RETAIL & OFFICE	NFL HEADQUARTERS	VENUE SEATS	ACRES OPEN SPACE

What Gets Built

The proposed program, the phasing, and where the capital has already gone



Illustrative district plan, Rams Village at Warner Center. Source: Kroenke Organization / Gensler.

CAPITAL ALREADY DEPLOYED — LAND ASSEMBLY

ACQUISITION	DATE	REPORTED PRICE
The Promenade, 6100 Topanga Canyon Blvd	Mar 2022	±$150,000,000
Anthem / Landmark Building, 6100 Owensmouth Ave	Apr 2022	$175,000,000
Topanga Village (600,000 SF retail)	Jan 2023	$325,000,000
Land assembly to date	**±100 acres**	**±$650,000,000**

PROPOSED PROGRAM

District size	52 acres
Total assemblage	±100 acres
Residential	3,000+ homes · ±3M SF
Housing types	High-rise, mid-rise, work-live
Retail & office	±2,000,000 SF
Rams HQ & training campus	350,000+ SF
Indoor practice field	150,000 SF · 2,500 guests
Outdoor grass fields	2 full-size (existing)
Performance venues	5,000 + 2,500 seats
Hotel	Included in program
Public open space	±10 acres (4 required + 5.5)
Estimated investment	**Up to $10,000,000,000**

DEVELOPER & DESIGN

Master developer: the Kroenke Organization, owner of the Los Angeles Rams and developer of SoFi Stadium and Hollywood Park. District design by Gensler.

TIMELINE

2022–2023
Kroenke Organization assembles ±100 acres across three acquisitions.

August 2024
Rams temporary practice facility opens on site; team practices on the two grass fields.

April 2025
Rams Village at Warner Center formally unveiled; entitlement process begins.

January 2026
Demolition of the former Promenade mall commences. Site clearing underway today.

2027 (targeted)
Vertical construction begins — Rams headquarters in the first phase.

±2037
Anticipated full district build-out, delivered in phases.

What $10 Billion Means to This Block

Translating district-scale development into asset-level fundamentals

01

A permanent daytime population

Roughly two million square feet of retail and office, a 350,000 SF NFL headquarters and training campus, a hotel, and two performance venues seating 7,500 combined. That is a **structural addition of jobs, visitors and event traffic** to a submarket that has been primarily suburban-residential in character.

Renters follow employment. A property one mile from a new regional employment center inherits a deeper, more creditworthy tenant pool than it had before the center existed.

02

3,000 new homes reset the comp set

New supply is often read as a threat. Here it is the opposite: the 3,000+ homes proposed inside Rams Village will be high-rise and mid-rise product delivered at a materially higher basis, and will lease at rents that **establish a new ceiling for the entire corridor**.

A 2023-built three-bedroom home a mile away, currently at $2.38 per square foot, is positioned beneath that ceiling — not competing with it. Rising district rents pull the subject's achievable rents with them.

03

Replacement cost moves against new buyers

A decade of district construction absorbs local labor, materials and entitlement capacity. Small-lot infill in the surrounding blocks becomes slower and more expensive to deliver, while land basis rises with the district's profile.

The asset being offered here is **already built, already leased, and already exempt** from the regulatory regimes that constrain older stock. That combination gets scarcer, not more common, as the district rises.

THE STRUCTURAL MOAT

LA Rent Stabilization	Pre-October 1978 buildings only. **Not applicable** — permanently.
AB 1482 Rent Cap	Rolling 15-year new-construction exemption. **Exempt into 2038.**
Measure ULA Transfer Tax	4% above the $5.4M threshold. **Below threshold — no ULA tax.**
Just Cause Ordinance	**Applies.** Governs eviction grounds; a sitting tenant may elect relocation assistance above CPI + 5%. Turnover resets unaffected.
Financing Class	Four units — **conventional residential debt**.

THE ASK

Underwrite the income. Own the option on the district.

A 5.47% going-in yield today, 6.04% at market, on a building that requires nothing — held one mile from a $10 billion district that is already under demolition.

Forward-looking statements reflect the opinions of Global Platinum Properties based on publicly announced plans and are not guarantees of future performance. Rams Village remains subject to entitlement, approval, revision and phasing. Buyers must conduct their own investigation and obtain independent legal advice on all regulatory matters. Sources: Los Angeles Rams / Kroenke Organization, Urbanize LA, Commercial Observer, Bisnow, City of Los Angeles.

The Broader Capital Pipeline

Rams Village is the headline. It is not the only capital moving into Warner Center.

PROJECT	LOCATION / SPONSOR	PROGRAM	STATUS
Rams Village at Warner Center	**Kroenke Organization**	**52 ac · 3,000+ homes · ±2M SF commercial**	**Demolition underway**
Viva L.A. at Warner Center	Wellpointe · 6400 Canoga Ave	3,458 units (100% affordable senior) · four towers, 34–42 stories	Approved (ED1, 2026)
6464 Canoga Avenue	Toll Brothers	276 apartments plus ground-floor retail	Approved (2025)
Warner Center 2035 Specific Plan	City of Los Angeles	1.5 sq mi transit-oriented regional center	15 built · 6 under construction*
Westfield Topanga & The Village	Unibail-Rodamco-Westfield	Topanga Social; ongoing retail reinvestment	Operating / expanding

Status as publicly reported. Project scope, timing and approvals are subject to change. *Per the City's second five-year Specific Plan status report, covering the period through December 2023.

Rams Village — mid-rise and high-rise residential

Rams Village — central district at dusk

Proposed indoor performance venues

CUMULATIVE SIGNAL

Between Rams Village, Viva L.A. and the Toll Brothers project alone, the publicly announced pipeline within roughly two miles of the subject exceeds **6,700 new residential units** and **$12 billion of announced private capital**.

Warner Center is not being renovated. It is being rebuilt as a downtown for the West Valley — and it is being rebuilt around this block.

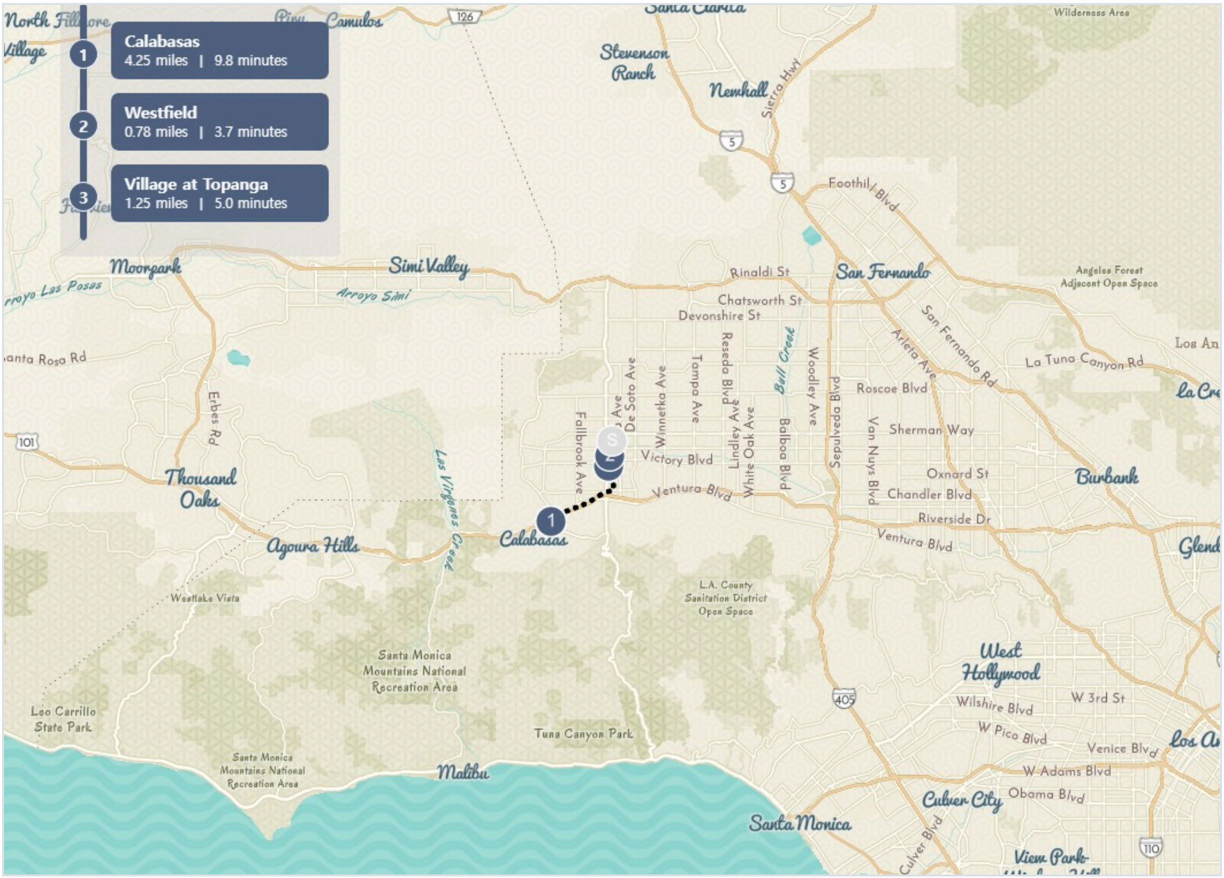
The Rams' two full-size grass practice fields, in operation on the site since August 2024.

COMMUNITY

Since returning to Los Angeles in 2016, Rams players, coaches and front-office staff have contributed more than 5,000 hours of community service in Woodland Hills and the West Valley.

Access & Drive Times

Topanga Canyon Boulevard, the US-101, and the Metro G Line within minutes



DRIVE TIMES

Rams Village Site — ±1.0 mi
Straight line · ±1.5 mi by road · under 5 minutes

Westfield Topanga — 0.78 mi
3.7 minutes

The Village at Topanga — 1.25 mi
5.0 minutes

Calabasas — 4.25 mi
9.8 minutes

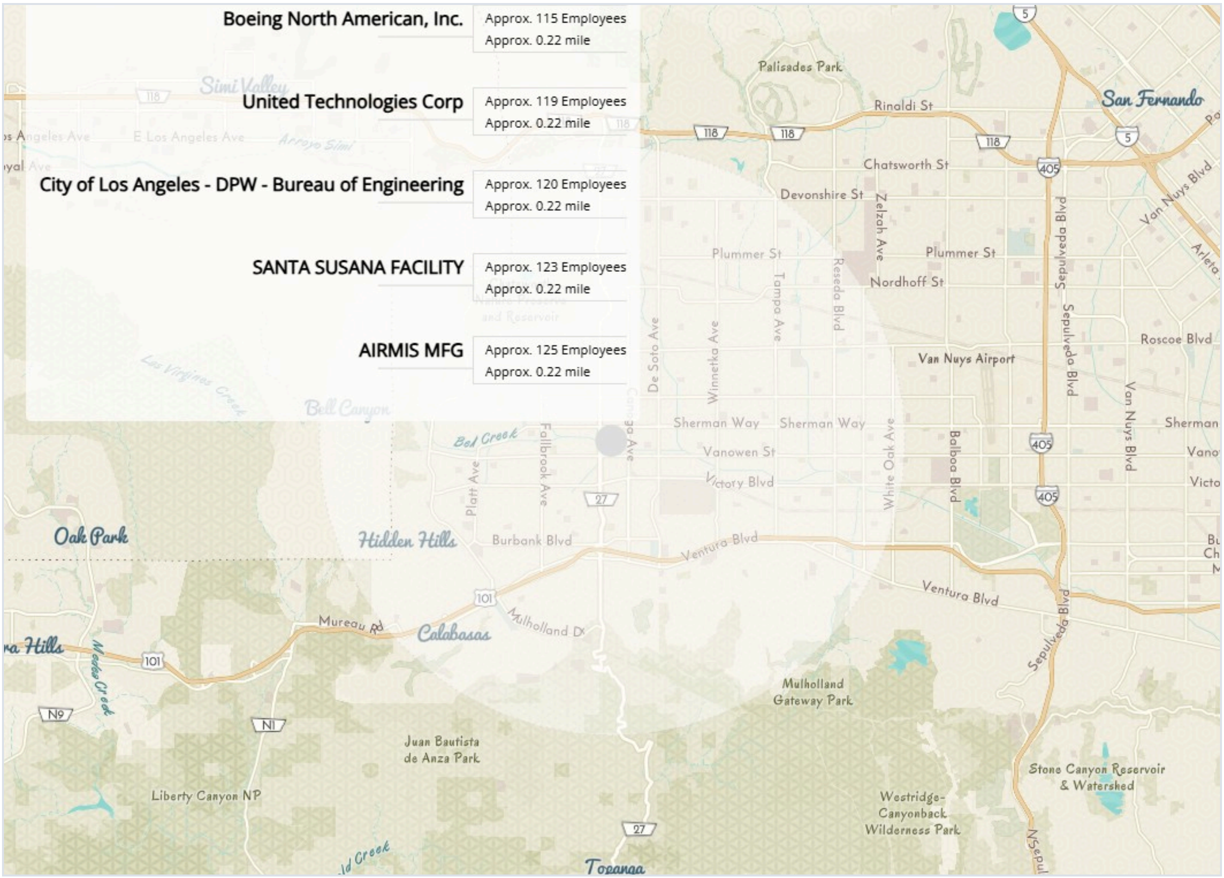
CONNECTIVITY

Immediate access to Topanga Canyon Boulevard and Victory Boulevard, with the US-101 Ventura Freeway approximately two miles south. The Metro G (Orange) Line Canoga Station connects the corridor to the North Hollywood B Line and the regional rail network.

Warner Center 2035 was adopted specifically to convert this district into a walkable, transit-oriented regional center. Rams Village accelerates a policy framework that has been in place since 2013.

Employment Base

A diversified West Valley employment pool, with a new anchor arriving



MAJOR INDUSTRIES BY EMPLOYEE COUNT

- Service — 47%
- Other Service — 19%
- Retail Trade — 16%
- Education / Library — 10%
- Health Services — 9%

REGIONAL ANCHORS

Boeing North American · United Technologies · City of Los Angeles Bureau of Engineering · Santa Susana Facility · Kaiser Permanente Woodland Hills · Pierce College · Warner Center Class-A office campuses

> Rams Village adds a 350,000 SF headquarters campus, roughly two million square feet of retail and office, a hotel and two performance venues to this base — a category of employment the West Valley has never had.

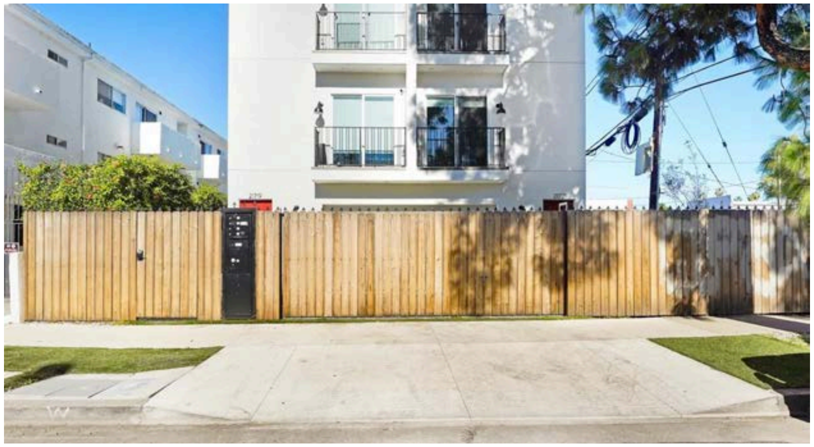
BUILT 2023 · FOUR THREE-BEDROOM RESIDENCES

03

The Asset

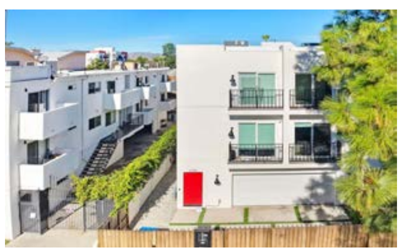
Property Overview

Two modern buildings · three stories · eight parking spaces · fire sprinklered throughout



Completed in 2023, the property comprises four three-bedroom, two-bath residences across two modern buildings on a single 5,000 square foot parcel. Each home is finished with quartz countertops, shaker cabinetry, stainless appliances, matte-black fixtures, wide-plank flooring, recessed lighting, private balconies and in-unit laundry. The asset carries central HVAC, a full fire sprinkler system, rooftop solar, drought-tolerant landscaping and eight parking spaces at a 2:1 ratio.

All utilities are tenant-paid with RUBS in place — an owner expense load of **$9,525 per unit**.



PROPERTY FEATURES

Number of units	4
Building area	±6,200 SF
Land area	±5,000 SF
Year built	2023
Parcels	1
Zoning	R3-1-RIO
Topography	Flat
Stories	3
Buildings	2
Parking spaces	8
Parking ratio	2 : 1
Washer / dryer	**In unit**

CONSTRUCTION

Foundation	Slab
Framing	Wood
Exterior	Stucco
Roof	Flat
Parking surface	Cement
Style	Modern
Landscaping	**Drought resistant**

MECHANICAL

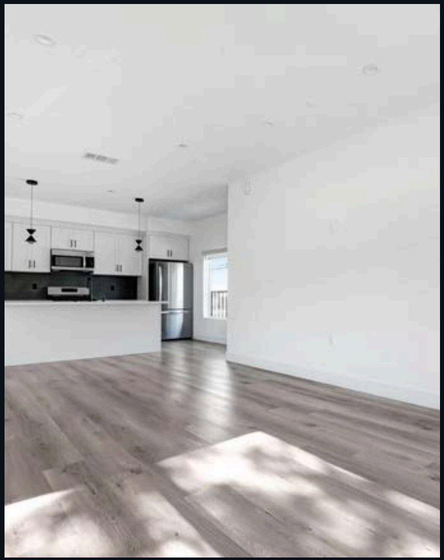
HVAC	Central
Fire sprinklers	Yes
Solar	**Rooftop**

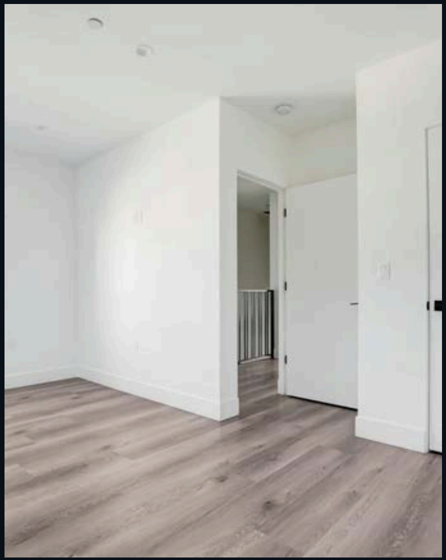
UTILITIES

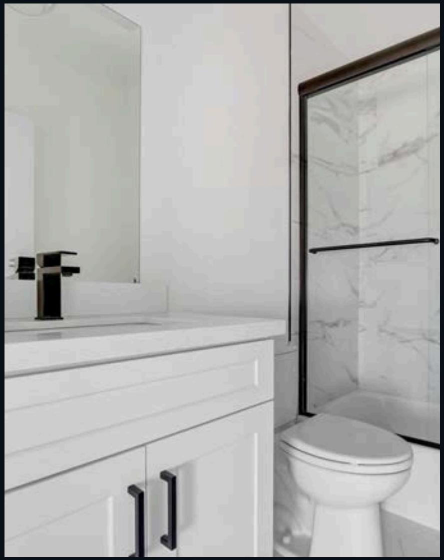
Water	Tenant
Trash	Tenant
Gas	Tenant
Electric	Tenant
RUBS	**Tenant**

Interiors

FOUR IDENTICAL 3BD / 2BA RESIDENCES · ±1,550 SF EACH







5.47% CURRENT · 6.04% PRO FORMA

04

Financial Analysis

Income & Expense

Capital Structure & Returns

Five-Year Outlook

Income & Expense

Current in-place operations against pro forma at market rents

INCOME	CURRENT	PER UNIT	PRO FORMA	PER UNIT
Gross Scheduled Rent	$177,420	$44,355	$191,760	$47,940
Gross Potential Income	**$177,420**	**$44,355**	**$191,760**	**$47,940**
General Vacancy (3.00%)	($5,323)	($1,331)	($5,753)	($1,438)
Effective Gross Income	**$172,097**	**$43,024**	**$186,007**	**$46,502**
OPERATING EXPENSES				
Real Estate Taxes	$29,400	$7,350	$29,400	$7,350
Insurance	$2,800	$700	$2,800	$700
Repairs & Maintenance	$3,600	$900	$3,600	$900
Water / Sewer	$1,100	$275	$1,100	$275
Pest Control	$600	$150	$600	$150
Landscaping	$600	$150	$600	$150
Total Operating Expenses	**$38,100**	**$9,525**	**$38,100**	**$9,525**
Expense Ratio (% of EGI)	22.13%	—	20.48%	—
Expense per SF	$6.15	—	$6.15	—
Net Operating Income	**$133,997**	**$33,499**	**$147,907**	**$36,977**

Real estate taxes underwritten at ±1.20% of the $2,450,000 offering price, reflecting reassessment at close. Figures are estimates and assumptions provided for illustration; Broker and Seller bear no responsibility if actual outcomes vary. Buyers must verify all income and expenses independently.

RETURN METRICS

	CURRENT	PRO FORMA
Capitalization Rate	5.47%	6.04%
Gross Rent Multiplier	13.81	12.78
Price per Unit	$612,500	$612,500
Price per SF	$395.16	$395.16
Net Operating Income	**$133,997**	**$147,907**

EXPENSE COMPOSITION

Real Estate Taxes **$29,400 · 77%**

Repairs & Maintenance **$3,600 · 9%**

Insurance **$2,800 · 7%**

Water, Pest & Landscape **$2,300 · 6%**

WHY THE EXPENSE RATIO IS LOW

Property taxes represent 77% of the total operating load. Everything else — a new roof, new systems, new envelope, tenant-paid utilities and drought-tolerant landscaping — costs almost nothing to run. This is what a 2023 vintage buys an owner.

Capital Structure & Returns

Illustrative leverage scenarios — four units qualify for conventional residential financing

ACQUISITION SCENARIOS — ILLUSTRATED AT 6.50% / 30-YEAR AMORTIZATION

	35% DOWN	50% DOWN	ALL CASH
Purchase Price	$2,450,000	$2,450,000	$2,450,000
Equity Required	$857,500	$1,225,000	$2,450,000
Loan Amount	$1,592,500	$1,225,000	—
Annual Debt Service	($120,788)	($92,914)	—
CURRENT IN-PLACE OPERATIONS			
Net Operating Income	$133,997	$133,997	$133,997
Cash Flow Before Tax	$13,209	$41,083	$133,997
Cash-on-Cash Return	**1.54%**	**3.35%**	**5.47%**
Debt Service Coverage Ratio	1.11x	1.44x	—
PRO FORMA AT MARKET RENTS			
Net Operating Income	$147,907	$147,907	$147,907
Cash Flow Before Tax	$27,119	$54,993	$147,907
Cash-on-Cash Return	**3.16%**	**4.49%**	**6.04%**

Illustrative only. Rates are hypothetical and do not represent a quote or a prevailing market rate. Assumes 30-year amortization, principal and interest, no impounds or loan costs. Cash-on-cash is calculated on equity before acquisition costs, reserves and income taxes.

THE FOUR-UNIT ADVANTAGE

At five units and above, a Los Angeles apartment building is commercial real estate: shorter fixed terms, balloon maturities and lender-driven reserves. At four units, the same building is residential — conventional 2–4 unit financing, 30-year amortization, long fixed periods. **The single most underappreciated feature of this offering.**

RATE SENSITIVITY — CASH-ON-CASH

RATE	35% DN CURRENT	35% DN MARKET	50% DN CURRENT	50% DN MARKET
6.00%	2.27%	3.89%	3.74%	4.88%
6.50%	**1.54%**	**3.16%**	**3.35%**	**4.49%**
7.00%	0.80%	2.42%	2.95%	4.09%

BREAK-EVEN

$2,814

The average monthly rent per unit required to cover operating expenses and debt service at 50% down / 6.50%, grossed up for 3% vacancy — versus **$3,696 in place today**. A 24% cushion beneath in-place rents before the asset stops covering itself.

EXCHANGE & ESTATE BUYERS

Suited to a 1031 exchange moving out of management-intensive older stock, and to a long-hold family or trust balance sheet. Depreciation begins from a 2023-built basis, and the transaction sits below the Measure ULA threshold on both entry and a future exit at today's pricing.

Five-Year Outlook

Projected net operating income and exit value sensitivity — illustrative

PROJECTED OPERATIONS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Scheduled Rent	$191,760	$197,513	$203,438	$209,541	$215,828
Effective Gross Income	$186,007	$191,587	$197,335	$203,255	$209,353
Operating Expenses	($38,100)	($38,949)	($39,818)	($40,706)	($41,615)
Net Operating Income	**$147,907**	**$152,638**	**$157,517**	**$162,549**	**$167,737**
Yield on Cost	6.04%	6.23%	6.43%	6.63%	6.85%

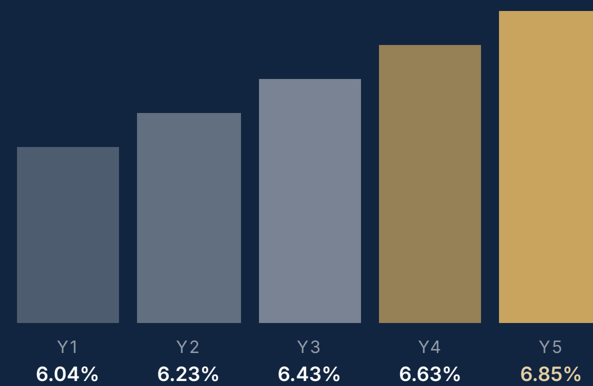
Assumes Year 1 at market rents, 3.0% annual rent growth, 3.0% vacancy held flat, real estate taxes escalating at the Proposition 13 maximum of 2.0% and all other expenses at 3.0%.

EXIT VALUE SENSITIVITY — YEAR 5 NOI OF $167,737

EXIT CAPITALIZATION RATE	5.00%	5.25%	5.50%	5.75%
Implied Value	$3,354,700	$3,195,000	$3,049,800	$2,917,200
Gain over Basis	$904,700	$745,000	$599,800	$467,200
Return on Basis	**+36.9%**	**+30.4%**	**+24.5%**	**+19.1%**

Before selling costs, capital expenditure and income taxes. Exit capitalization rates are hypothetical and shown to illustrate sensitivity, not to forecast an outcome.

YIELD ON COST PROGRESSION



Without any assumption about Rams Village, ordinary 3% rent growth carries the yield on original basis from 6.04% to **6.85%** by Year 5.

THE ASYMMETRY

The projections above assume the West Valley behaves normally. They contain no premium for a $10 billion district completing one mile away.

If Rams Village delivers as proposed, it is upside the underwriting does not require. If it stalls, the in-place income is unaffected. **That is the shape of the trade.**

71% RENTER-OCCUPIED WITHIN ONE MILE

05

Market & Demographics

- Population & Growth
- Household Income
- Tenure & Housing Stock

Demographics

2025 estimates within one, three and five mile radii · Source: Esri

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	38,282	208,072	400,879
2025 Population	43,998	220,951	419,171
2030 Population (projected)	45,029	219,626	415,668
2025–2030 Growth Rate	**+2.34%**	**-0.60%**	**-0.84%**
2025 Population Age 18+	35,537	178,965	341,232
2025 Median Age	36	40	41
HOUSEHOLD INCOME			
Median Household Income	$80,366	$100,268	$103,367
Average Household Income	$104,178	$136,723	$147,239
Households $100,000–$149,999	3,097	14,136	26,728
Households $150,000–$199,999	1,783	9,481	17,739
Households $200,000 or greater	1,810	16,824	34,428
Median HH Income, Age 35–44	**$89,082**	**$116,504**	**$121,059**
Median HH Income, Age 45–54	**$95,220**	**$132,257**	**$137,016**
Diversity Index (2025)	**88**	**86**	**85**

2025 TENURE — ONE MILE RADIUS

Renter Occupied **71%**

Owner Occupied **23%**

Vacant **6%**

Seven in ten households within one mile rent. This is a renter market by structure, not by cycle — and the one-mile ring is the only radius projected to **grow** through 2030.

+2.3%

Projected population growth, one-mile ring, 2025–2030 — against declines at three and five miles.

220,951

Population within three miles, with average household income of $136,723.

READ-THROUGH

A $3,995 market rent requires roughly $160,000 of household income at a 30% burden — or two earners at the three-mile median. The three-bedroom plan at this property is built for exactly that household: dual-income families and roommate groups priced out of ownership.

06 — ADVISORY TEAM

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FORWARD-LOOKING STATEMENTS

Statements in this Offering Memorandum regarding Rams Village at Warner Center, the Warner Center 2035 Specific Plan, and other announced developments are based on publicly reported plans and are subject to entitlement, approval, financing, revision, delay and phasing. No representation is made that any such project will be built as described, on the timeline described, or at all. Any discussion of the effect of such projects on the subject property represents the opinion of Global Platinum Properties and is not a prediction or guarantee of future value, rent levels or performance.

SOURCES

Los Angeles Rams / Kroenke Organization · Gensler · Urbanize LA · Commercial Observer · Bisnow · City of Los Angeles Department of City Planning · Los Angeles Office of Finance (Measure ULA) · California Tenant Protection Act (AB 1482) · Esri demographic estimates, 2025 · Owner-provided rent roll and operating statements.

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