GLOBAL PLATINUM PROPERTIES

1045 N ARDMORE AVE

LOS ANGELES, CA 90029

Offering Memorandum

PRICE REDUCTION! RENOVATED 13-UNIT BUILDING CASH FLOWING AT 6.5% CAP RATE FROM DAY 1 WITH UPSIDE TO AN 9.8% CAP ON PROFORMA

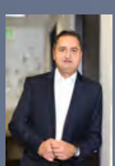
LARGE UNIT MIX OF 3 (2BED/2 BATH) UNITS, 9 (1 BED, 1 BATH) UNITS, & 1 (STUDIO/1 BATH) UNIT INCLUDING 2 BRAND-NEW ADUs

ATTRACTIVELY PRICED AT $296/SF & $245K/DOOR IN PRIME EAST HOLLYWOOD LOCATION MINUTES FROM SILVER LAKE, WEHO, CARA HOTEL, ETC.

Cash Flowing - 13 Units

CONTENTS

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

CASH FLOWING - 13 UNITS

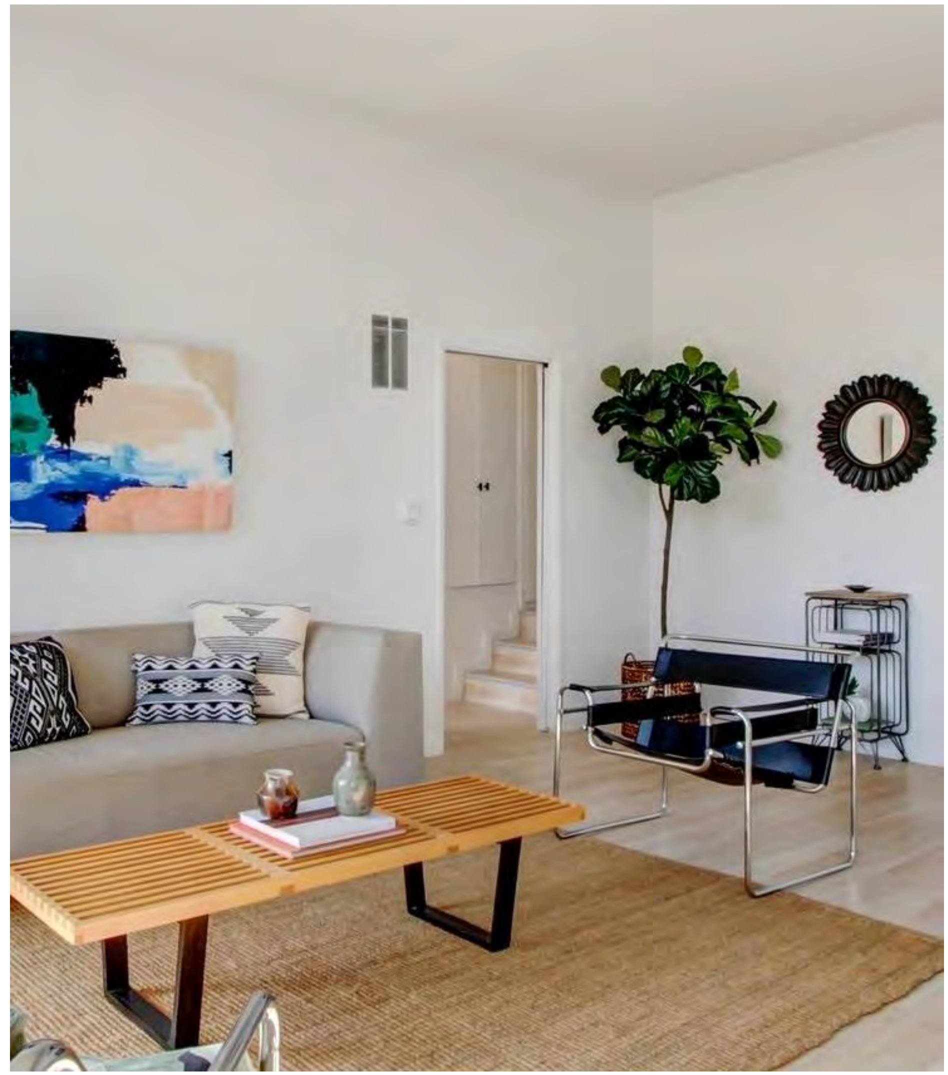
OFFERING SUMMARY

ADDRESS	1045 N Ardmore Ave Los Angeles CA 90029
COUNTY	Los Angeles
MARKET	Hollywood
SUBMARKET	Los Angeles
BUILDING SF	10,780 SF
LAND SF	9,021 SF
NUMBER OF UNITS	13
YEAR BUILT	1963
APN	5537019028
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$3,195,000
PRICE PSF	$296.38
PRICE PER UNIT	$245,769
OCCUPANCY	93%
NOI (CURRENT)	$207,654
NOI (Pro Forma)	$314,795
CAP RATE (CURRENT)	6.50%
CAP RATE (Pro Forma)	9.85%
GRM (CURRENT)	10.73
GRM (Pro Forma)	7.74

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	79,400	483,791	1,035,436
2025 Median HH Income	$59,190	$69,067	$73,209
2025 Average HH Income	$84,128	$108,874	$115,013



GLOBAL PLATINUM PROPERTIES

Descrpiton

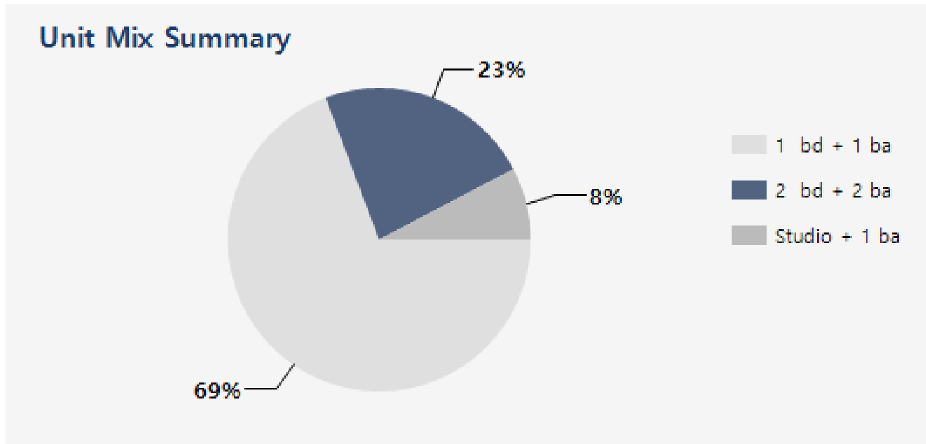
Huge ~700k Price Reduction! Renovated 13-unit building cash flowing at an amazing 6.5% Cap Rate from day 1 with 39% upside to a 9.8% Cap on Proforma! Attractively priced at only $296/SF and $245k/door with a large unit mix consisting of 3 (2bed/2bath) units, 9 spacious (1bed/1bath) units, and 1 (studio/1bath) unit. Majority of the units (7) have been renovated including 2 brand-new attached ADUs. Amenities include gated entry, communal laundry room, large balconies, large patios, as well as 9 parking spaces (2 of which have not been officially assigned and may be rented for additional income). Many units boast updated cabinets, flooring, lighting, bathrooms, and significant exterior improvements including soft-story retrofit. Prime East Hollywood location just minutes away from the Vermont/Santa Monica Metro station, Silverlake, Hollywood, West Hollywood as well as many hip neighborhood attractions, restaurants, bars, and shops such as Hollywood Walk of Fame, Griffith Observatory, Cara Hotel, Saffy's Restaurant, Courage Bagels, and many more.

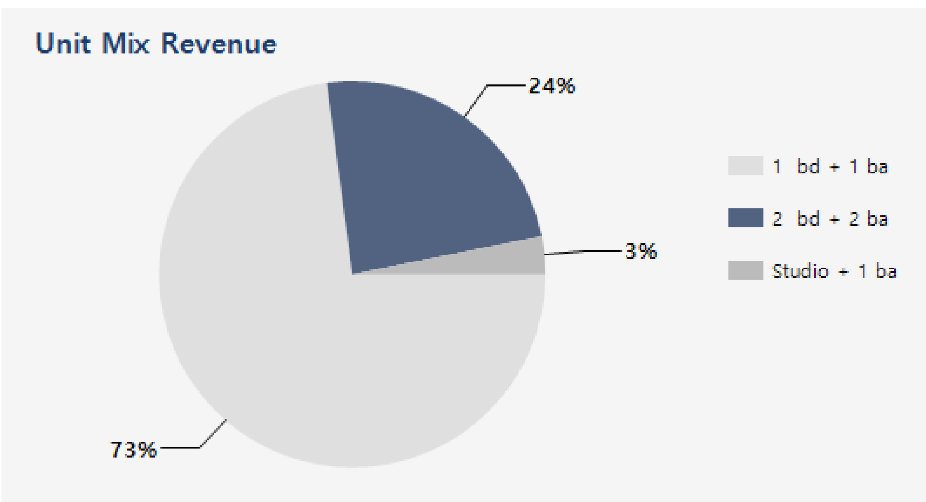
Highlights

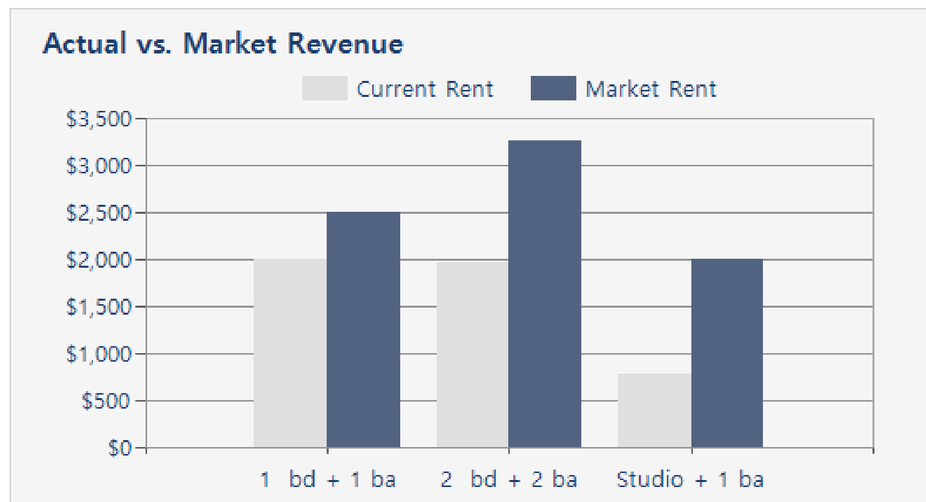
- Renovated 13-unit building with strong cash flow at a 6.5% Cap Rate from day one, offering a 39% upside to a 9.8% Cap on Proforma.
- Attractive pricing at $296/SF and $245k per door, featuring a diverse unit mix including two 2-bedroom/2-bath units, nine 1-bedroom/1-bath units, and one studio unit.
- Recent renovations include most units and two new attached ADUs, with amenities like gated entry, communal laundry, large balconies and patios, plus nine parking spaces (some rentable for additional income).
- Prime East Hollywood location close to Vermont/Santa Monica Metro, Silverlake, Hollywood, and trendy spots such as the Hollywood Walk of Fame, Griffith Observatory, and popular restaurants and shops.

GLOBAL PLATINUM PROPERTIES

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	9	$1,993	$17,939	$2,495	$22,455
2 bd + 2 ba	3	$1,965	$5,895	$3,250	$9,750
Studio + 1 ba	1	$778	$778	$1,995	$1,995
Totals/Averages	**13**	**$1,893**	**$24,612**	**$2,631**	**$34,200**







GLOBAL PLATINUM PROPERTIES

CASH FLOWING - 13 UNITS

02 **Property Description**

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	13
BUILDING SF	10,780
LAND SF	9,021
YEAR BUILT	1963
# OF PARCELS	1
ZONING TYPE	R3-1XL
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	173 X 52
NUMBER OF PARKING SPACES	9

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

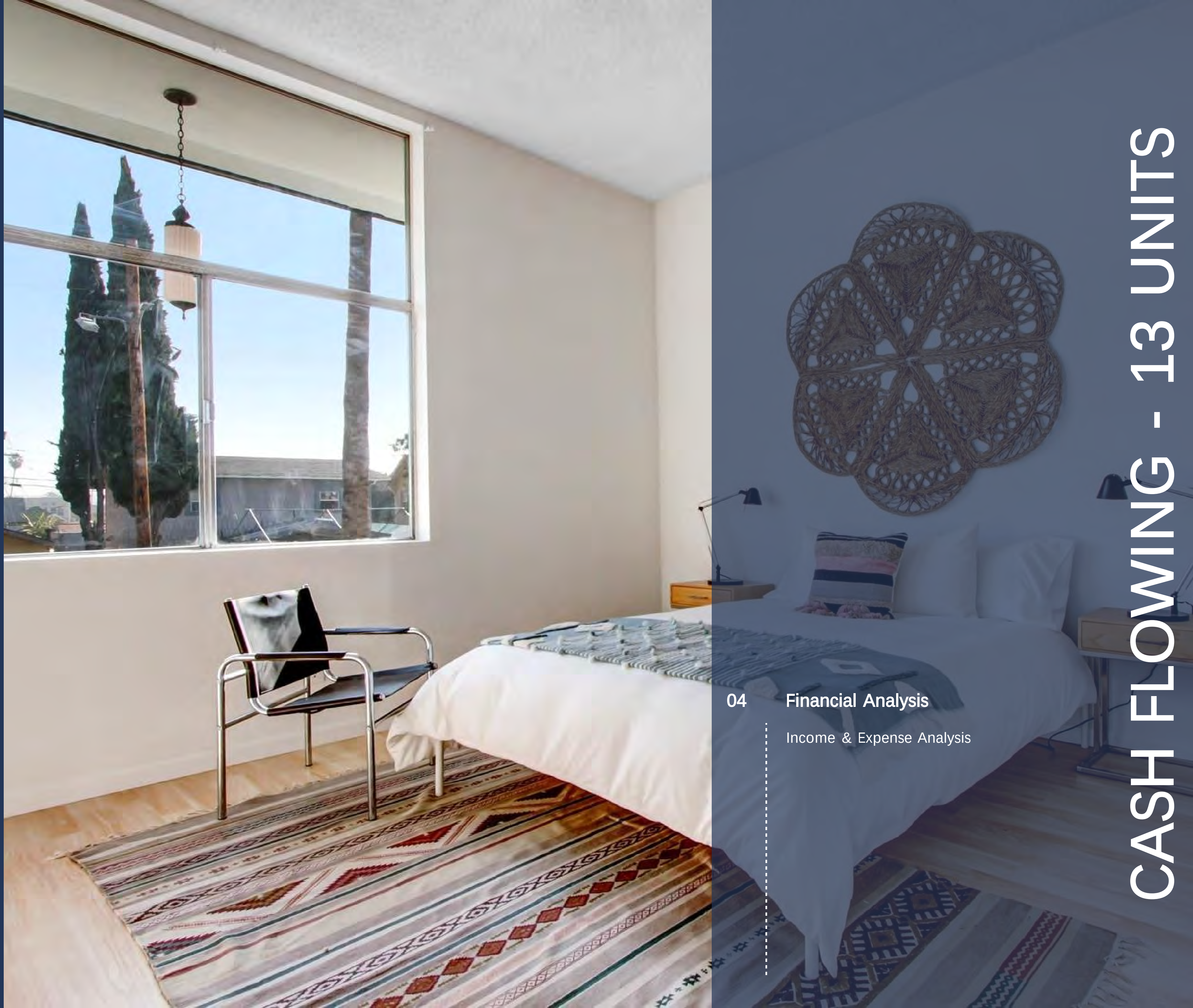
FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
STYLE	Traditional
LANDSCAPING	Front Yard

CASH FLOWING - 13 UNITS

03 **Rent Roll**

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	$2,349.00	$2,495.00	Renovated
2	Studio + 1 ba	$778.00	$1,995.00	
3	1 bd + 1 ba	$1,228.00	$2,495.00	
4	1 bd + 1 ba	$2,240.00	$2,495.00	Renovated
5	1 bd + 1 ba	$1,423.00	$2,495.00	
6	2 bd + 2 ba	$3,131.00	$3,250.00	Renovated
7	2 bd + 2 ba	$1,220.00	$3,250.00	
8	1 bd + 1 ba	$2,284.00	$2,495.00	Renovated
9	1 bd + 1 ba	$2,271.00	$2,495.00	Renovated
10	1 bd + 1 ba	$1,258.00	$2,495.00	
11	2 bd + 2 ba	$1,544.00	$3,250.00	
12	1 bd + 1 ba	$2,611.00	$2,495.00	Attached ADU 1
13	1 bd + 1 ba	$2,275.00	$2,495.00	Attached ADU 2 - Renovated & Vacant
Totals / Averages		**$24,612.00**	**$34,200.00**	



CASH FLOWING - 13 UNITS

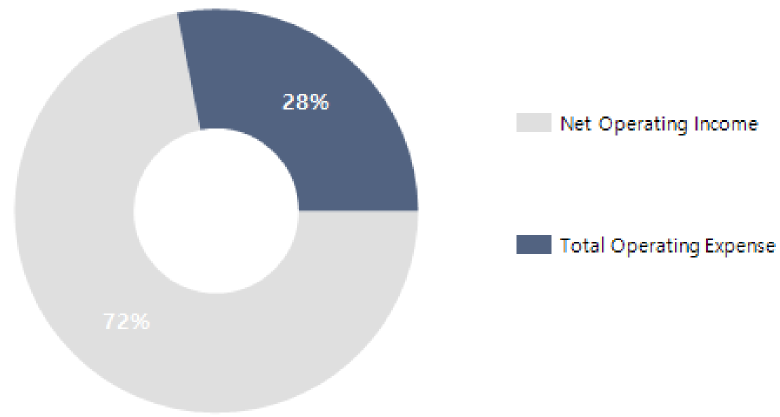
04 **Financial Analysis**

Income & Expense Analysis

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	$295,344	99.2%	$410,400	99.4%
Parking - 2 Vacant Spaces at $100/month	$2,400	0.8%	$2,400	0.6%
Gross Potential Income	**$297,744**		**$412,800**	
General Vacancy	-$8,933	3.02%	-$12,384	3.01%
Effective Gross Income	**$288,811**		**$400,416**	
Less Expenses	$81,157	28.10%	$85,621	21.38%
Net Operating Income	**$207,654**		**$314,795**	

REVENUE ALLOCATION

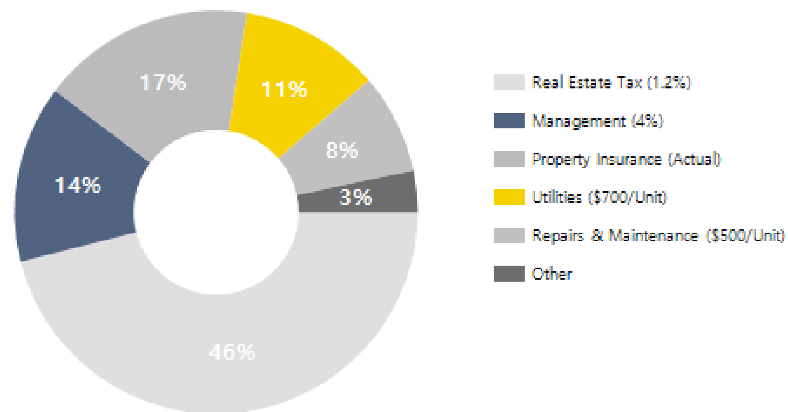
CURRENT



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	$37,382	$2,876	$37,382	$2,876
Property Insurance (Actual)	$13,922	$1,071	$13,922	$1,071
Utilities ($700/Unit)	$9,100	$700	$9,100	$700
Pest Control ($75/Month)	$900	$69	$900	$69
Repairs & Maintenance ($500/Unit)	$6,500	$500	$6,500	$500
Management (4%)	$11,553	$889	$16,017	$1,232
Cleaning & Gardening ($150/Month)	$1,800	$138	$1,800	$138
Total Operating Expense	**$81,157**	**$6,243**	**$85,621**	**$6,586**
Expense / SF	$7.53		$7.94	
% of EGI	28.10%		21.38%	

DISTRIBUTION OF EXPENSES

CURRENT

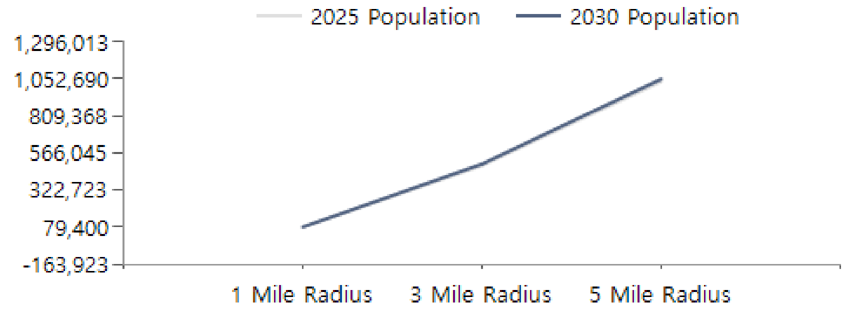


*Expenses are estimated

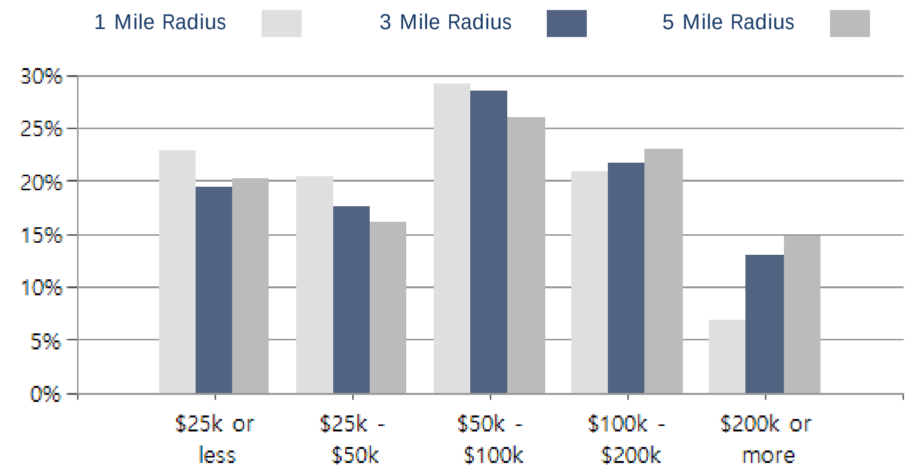
CASH FLOWING - 13 UNITS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	98,282	526,362	1,047,523
2010 Population	90,373	492,159	1,023,656
2025 Population	79,400	483,791	1,035,436
2030 Population	81,004	494,075	1,052,690
2025 African American	3,168	23,314	79,727
2025 American Indian	1,650	10,146	19,064
2025 Asian	12,752	103,797	188,585
2025 Hispanic	41,726	203,006	423,593
2025 Other Race	28,357	131,590	271,313
2025 White	23,620	156,755	349,949
2025 Multiracial	9,754	57,618	125,528
2025-2030: Population: Growth Rate	2.00%	2.10%	1.65%

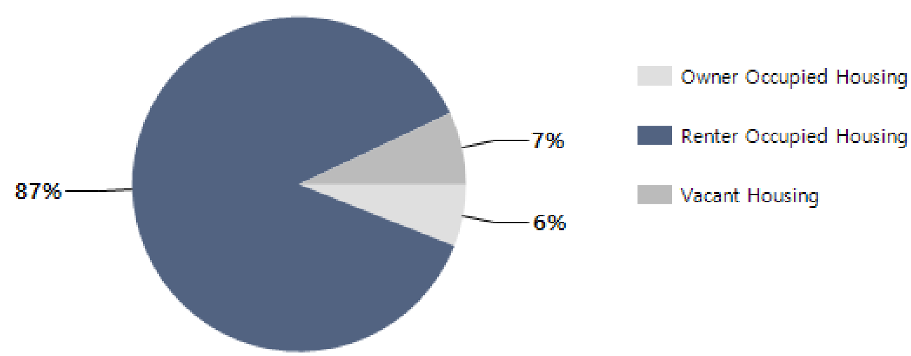
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	4,822	27,913	61,874
$15,000-$24,999	2,897	15,758	32,483
$25,000-$34,999	2,856	17,016	32,040
$35,000-$49,999	4,017	22,307	43,005
$50,000-$74,999	6,001	36,896	68,212
$75,000-$99,999	3,855	26,933	53,230
$100,000-$149,999	4,710	31,872	67,762
$150,000-$199,999	2,378	16,854	39,771
$200,000 or greater	2,298	29,099	68,690
Median HH Income	$59,190	$69,067	$73,209
Average HH Income	$84,128	$108,874	$115,013



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

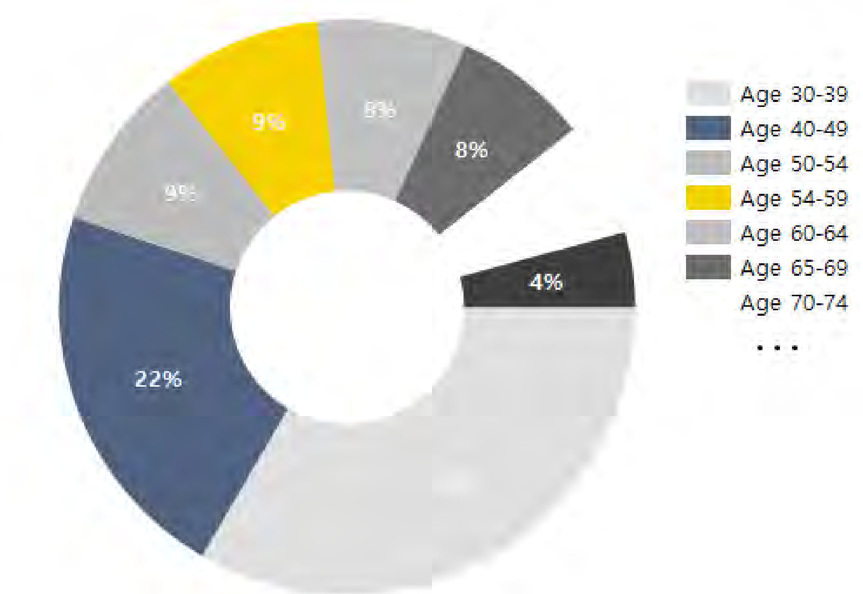


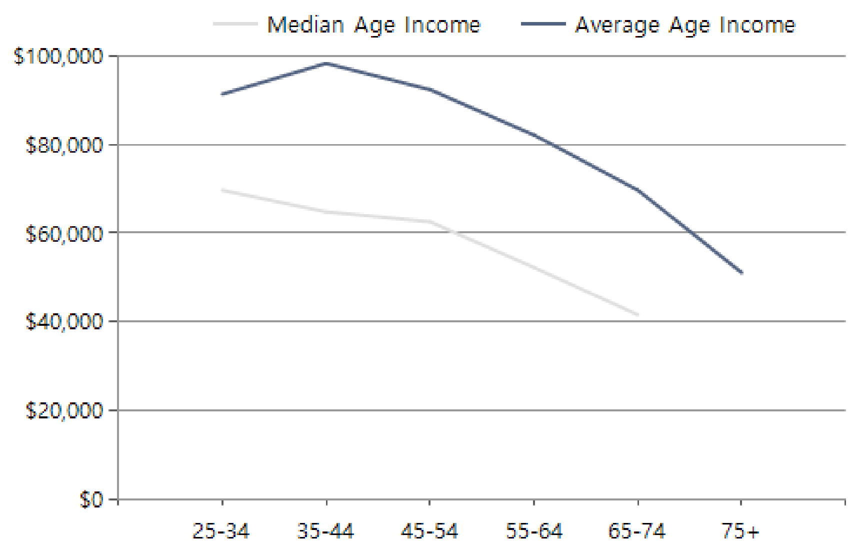
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	9,261	57,035	117,724
2025 Population Age 35-39	7,624	48,007	99,897
2025 Population Age 40-44	6,082	38,913	82,114
2025 Population Age 45-49	4,881	32,128	67,650
2025 Population Age 50-54	4,686	30,126	64,020
2025 Population Age 55-59	4,559	26,793	58,198
2025 Population Age 60-64	4,246	24,176	52,666
2025 Population Age 65-69	3,869	21,700	45,997
2025 Population Age 70-74	3,227	17,942	38,431
2025 Population Age 75-79	2,133	12,865	28,026
2025 Population Age 80-84	1,530	8,718	18,939
2025 Population Age 85+	1,368	7,994	18,380
2025 Population Age 18+	68,116	416,115	891,493
2025 Median Age	38	38	38
2030 Median Age	40	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$69,757	$76,141	$80,022
Average Household Income 25-34	$91,455	$103,346	$110,383
Median Household Income 35-44	$64,885	$79,061	$87,858
Average Household Income 35-44	$98,398	$125,032	$135,231
Median Household Income 45-54	$62,593	$81,285	$89,621
Average Household Income 45-54	$92,491	$130,099	$139,314
Median Household Income 55-64	$52,302	$67,304	$73,389
Average Household Income 55-64	$82,251	$118,822	$124,907
Median Household Income 65-74	$41,596	$51,632	$53,294
Average Household Income 65-74	$69,777	$95,181	$98,068
Average Household Income 75+	$51,127	$71,343	$71,719

Population By Age





Cash Flowing - 13 Units

CONFIDENTIALITY and DISCLAIMER

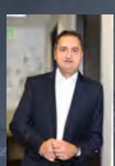
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Platinum Properties and it should not be made available to any other person or entity without the written consent of Global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

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

11022 Santa Monica Blvd. #240, Los Angeles, CA 90025