



GLOBAL PLATINUM
PROPERTIES

1344 W 4th St

LOS ANGELES, CA 90017

4 RTI ATTACHED ADUS

EXISTING 20 UNITS

Strong 8.00% Current CAP Rate on existing income from Day 1

Proforma 10.00% CAP Rate and with 4 RTI ADUs fully leased after all construction costs

Renovated 20-unit multifamily building just steps away from trendy Echo Park, FilipinoTown, DTLA, and Koreatown

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	1344 W 4th St Los Angeles CA 90017
Price	\$4,490,000
Number of Units - Current	20
Gross Square Feet - Current	7,700
Price/Unit - Current	\$224,500
Price/SF - Current	\$583
CAP Rate - Current	8%
GRM - Current	9.36
Number of Units - Proforma - 4 RTI ADUs	24
Gross Square Feet - Proforma - 920 SF 4 ADUs	8,620
Construction Cost - \$340/SF	\$312,800
Total Price	\$4,802,800
Total Price/Unit - Proforma	\$200,117
Price/SF - Proforma	\$557
CAP Rate - Proforma	10%
GRM - Proforma	7.74

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	97,645	537,224	1,170,282
2026 Median HH Income	\$60,690	\$60,443	\$66,387
2026 Average HH Income	\$91,401	\$89,153	\$99,692



Property Overview

Renovated 20-unit apartment building cash flowing at an amazing Current 8% Cap Rate from day 1! Fully Approved RTI plans to add 4 attached ADUs to achieve a remarkable 10% Cap Rate after taking into account all constructions costs (~312k assuming \$340/SF). The property features 20 Spacious and easy to rent studios each with their own separate kitchen and bathrooms. Almost every single unit (95%) has been upgraded with updated cabinets, flooring, kitchens, bathrooms, as well as exterior improvements including renovated hallways. The property also offers an on-site laundry room, which could be re-opened to generate additional income. Located in the heart of Westlake, just steps away from trendy Echo Park, FilipinoTown, DTLA, and Koreatown. Highly walkable area surrounded by shops, restaurants, and major transit lines, the property combines steady cash flow with exceptional long-term upside in a prime urban corridor.

Investment Highlights

- Offered at \$4,490,000 | \$224,500/Unit | \$583/SF
- Strong 8.00% Current CAP Rate and 9.36 GRM on existing income
- Proforma 10.00% CAP Rate and 7.74 GRM with 4 RTI ADUs
- Renovated 20-unit multifamily building totaling 7,700 gross square feet in Los Angeles
- 4 Ready-to-Issue (RTI) Attached ADUs — construction-ready with permits approved
- Proforma total investment of \$4,802,800 (including \$312,800 for ADU construction at \$340/SF)



Value-Add Opportunity

- 4 RTI (Ready-to-Issue) Attached ADUs approved and shovel-ready — no entitlement risk
- ADU construction estimated at \$340/SF for a total of 920 SF (4 x 230 SF units)
- Total construction cost of \$312,800 adds 4 additional income-producing units
- Proforma rents of \$2,134 per month based on 2025 HACLA Section 8 payment standards for zip code 90017
- ADU completion increases the total unit count from 20 to 24 units
- Potential laundry income of \$400/month on current | \$480/month proforma after adding laundry machines

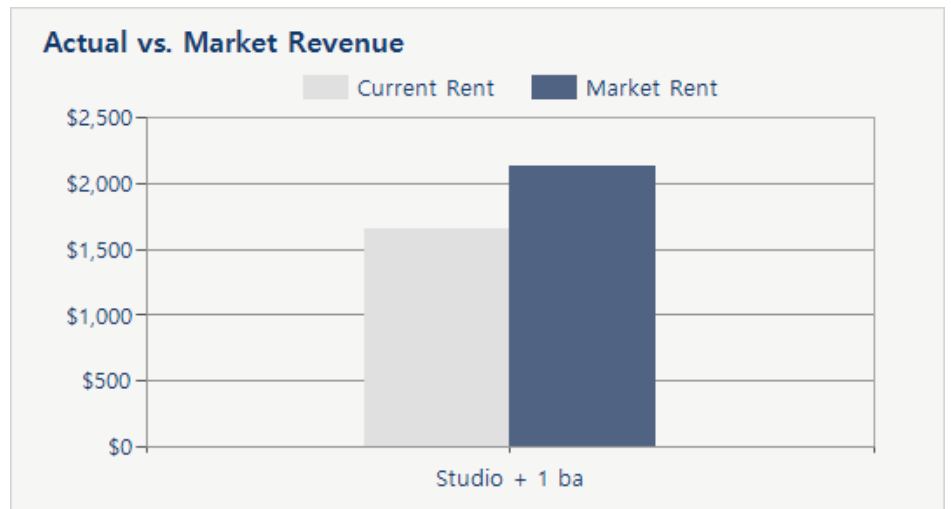
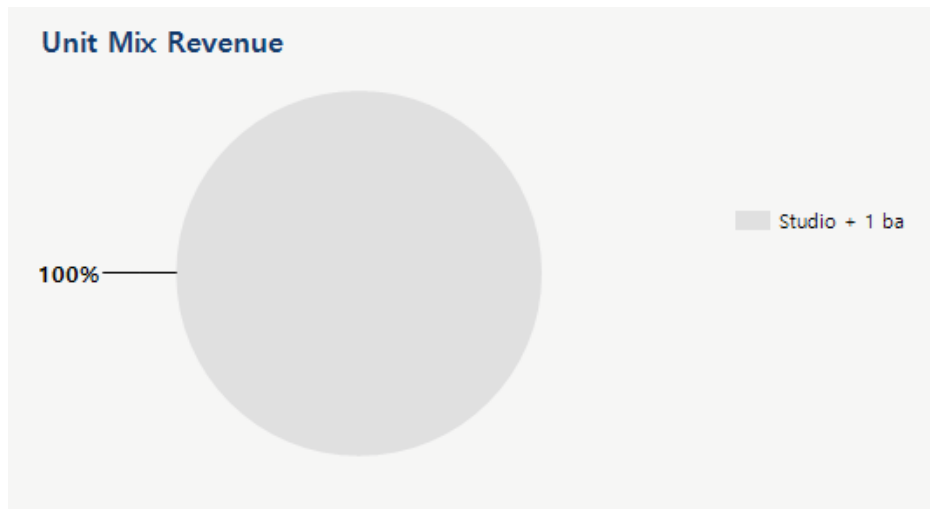
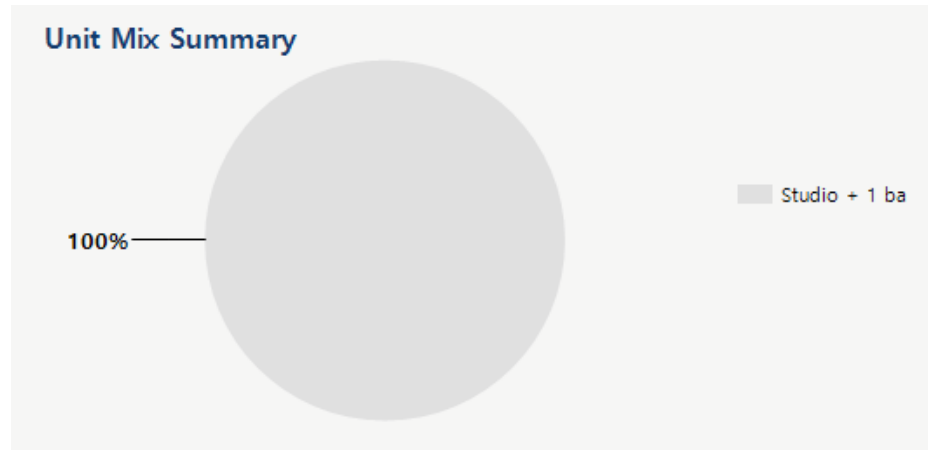
SAFMR payment standard schedule by grouped ZIP code

Effective August 1, 2025 for New Contracts

Tier	ZIP Code	Bedroom Size											
		SRO	Efficiency	1	2	3	4	5	6	7	8	9	10
1	90013, 90017, 90038, 90039, 90240, 90404, 90715, 91006, 91007, 91010, 91201, 91203, 91204, 91205, 91311, 91316, 91345, 91384, 91502, 91607, 91724, 91775, 91790	\$1,600	\$2,134	\$2,398	\$3,025	\$3,839	\$4,257	\$4,895	\$5,534	\$6,172	\$6,811	\$7,449	\$8,088



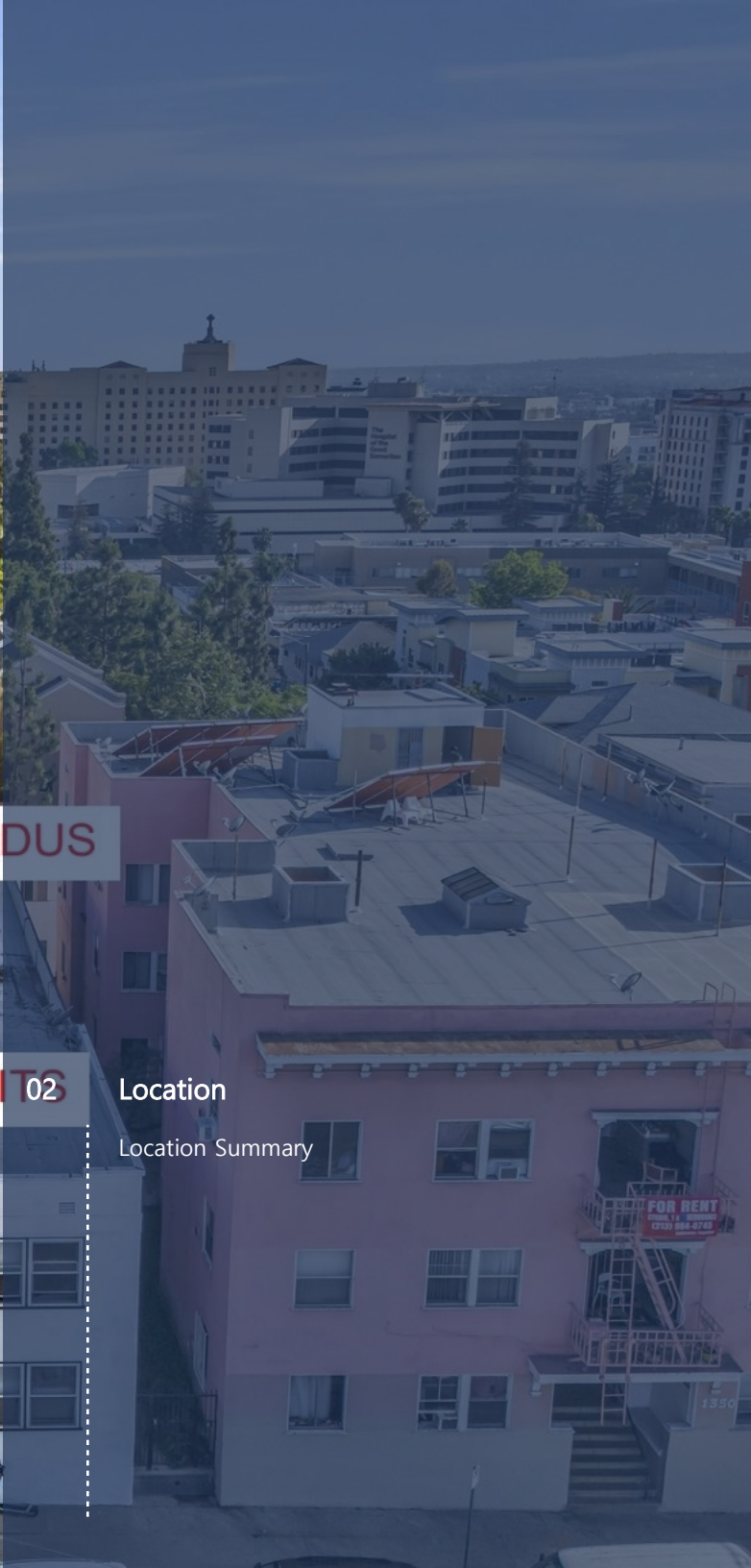
		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
Studio + 1 ba	24	\$1,649	\$39,564	\$2,134	\$51,216
Totals/Averages	24	\$1,649	\$39,564	\$2,134	\$51,216





4 RTI ATTACHED ADUS

EXISTING 20 UNITS



Location

Location Summary

Prime West Downtown Los Angeles Location

■ Located at 1344 W 4th Street in the West Downtown submarket of Los Angeles (90017), this property sits less than 1 mile from the heart of Downtown LA — placing tenants within walking distance of Staples Center (Crypto.com Arena), LA Live, the Financial District, and City Hall.

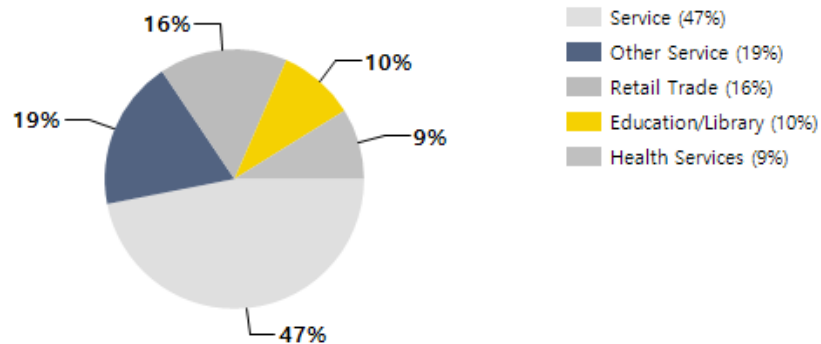
The neighborhood benefits from direct access to the 110, 101, and 10 freeways, making commutes effortless across the broader LA metro.

Public transit access is exceptional — multiple DASH and Metro bus lines run along nearby Wilshire Blvd, 6th Street, and Figueroa Street, connecting residents to employment centers throughout Downtown, Koreatown, Westlake, and beyond.

The immediate area is densely walkable with restaurants, cafes, grocery stores, and retail options within blocks. MacArthur Park and Echo Park Lake are minutes away, offering green space in an urban setting.

The 90017 zip code consistently ranks among LA County's highest-demand rental corridors, driven by proximity to USC (1.5 miles), the Convent

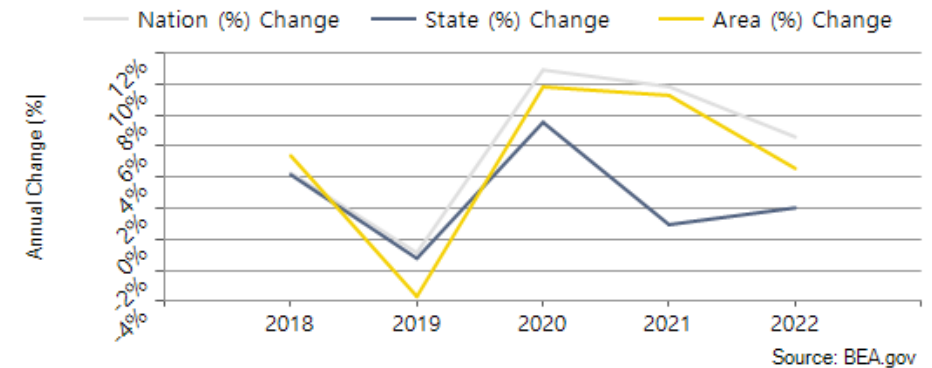
Major Industries by Employee Count



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

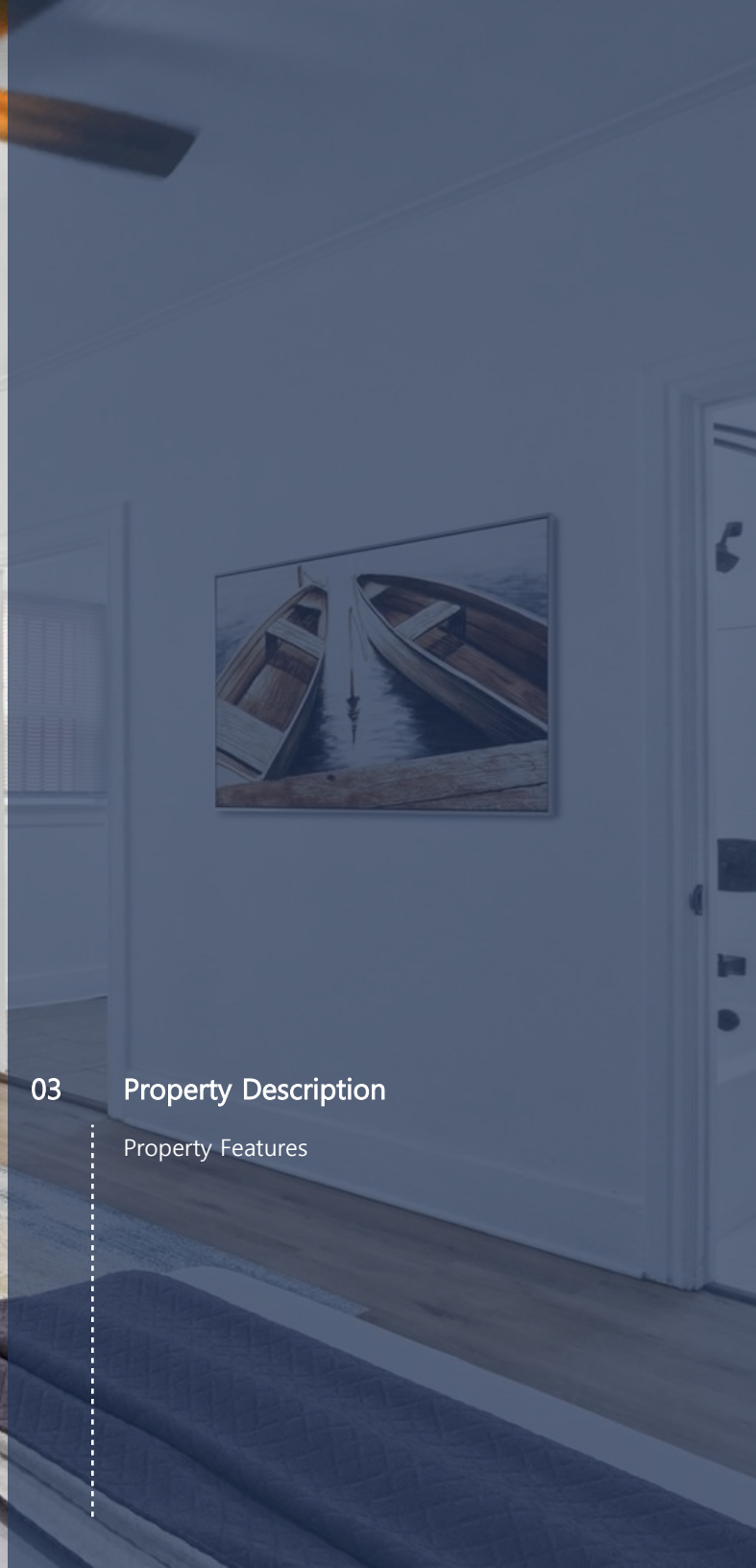




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Property Description

Property Features



PROPERTY FEATURES

NUMBER OF UNITS	20
BUILDING SF	7,700
LAND SF	5,414
# OF PARCELS	1
ZONING TYPE	CW
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Owner
ELECTRIC	Owner
RUBS	Owner

CONSTRUCTION

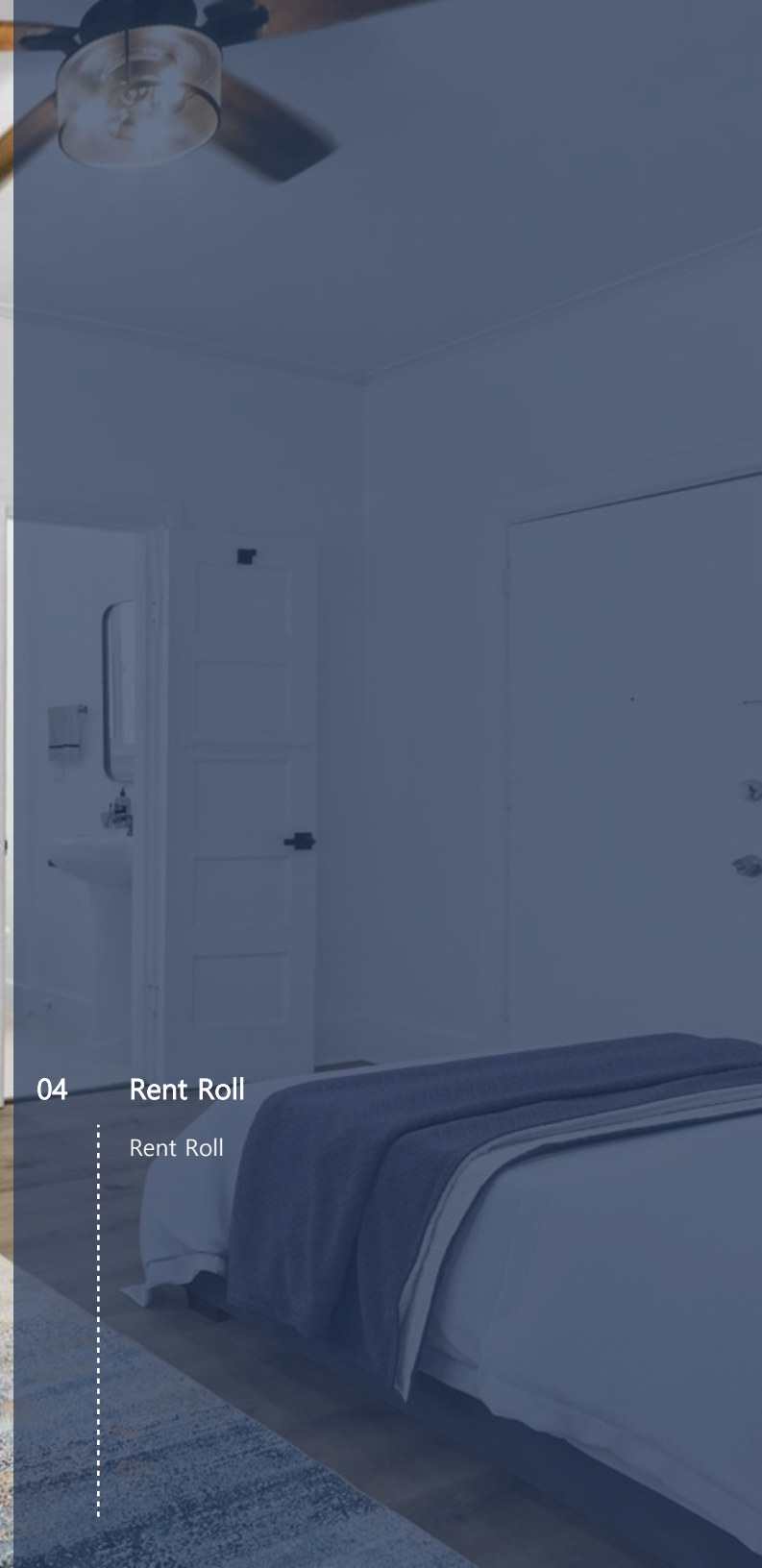
FOUNDATION	Slab
FRAMING	Masonry
EXTERIOR	Stucco
ROOF	Flat





04 Rent Roll

Rent Roll



Unit	Unit Mix	Current Rent	Market Rent	Notes
1	Studio + 1 ba	\$2,222.00	\$2,134.00	Renovated
2	Studio + 1 ba	\$1,370.00	\$2,134.00	Unrenovated
3	Studio + 1 ba	\$2,290.00	\$2,134.00	Renovated
4	Studio + 1 ba	\$2,134.00	\$2,134.00	Renovated & Vacant
5	Studio + 1 ba	\$2,200.00	\$2,134.00	Renovated
6	Studio + 1 ba	\$2,350.00	\$2,134.00	Renovated
7	Studio + 1 ba	\$1,485.00	\$2,134.00	Renovated
8	Studio + 1 ba	\$2,346.00	\$2,134.00	Renovated
9	Studio + 1 ba	\$2,267.00	\$2,134.00	Renovated
10	Studio + 1 ba	\$2,134.00	\$2,134.00	Renovated & Vacant
11	Studio + 1 ba	\$2,288.00	\$2,134.00	Renovated
12	Studio + 1 ba	\$2,200.00	\$2,134.00	Renovated
13	Studio + 1 ba	\$1,595.00	\$2,134.00	Renovated
14	Studio + 1 ba	\$2,134.00	\$2,134.00	Renovated & Vacant
15	Studio + 1 ba	\$2,134.00	\$2,134.00	Renovated & Vacant
16	Studio + 1 ba	\$988.00	\$2,134.00	Unrenovated
17	Studio + 1 ba	\$2,196.00	\$2,134.00	Renovated
18	Studio + 1 ba	\$1,290.00	\$2,134.00	Renovated
19	Studio + 1 ba	\$1,745.00	\$2,134.00	Renovated
20	Studio + 1 ba	\$2,196.00	\$2,134.00	Renovated
21	Studio + 1 ba	\$0.00	\$2,134.00	RTI Attached ADU 1
22	Studio + 1 ba	\$0.00	\$2,134.00	RTI Attached ADU 2
23	Studio + 1 ba	\$0.00	\$2,134.00	RTI Attached ADU 3
24	Studio + 1 ba	\$0.00	\$2,134.00	RTI Attached ADU 4
Totals / Averages		\$39,564.00	\$51,216.00	

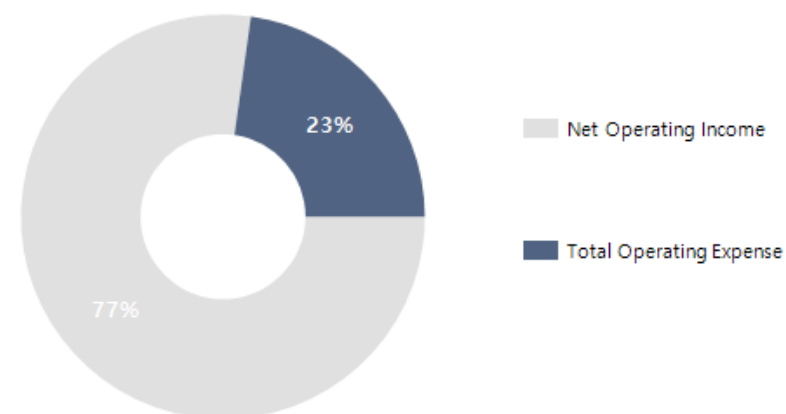
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Financial Analysis

Income & Expense Analysis

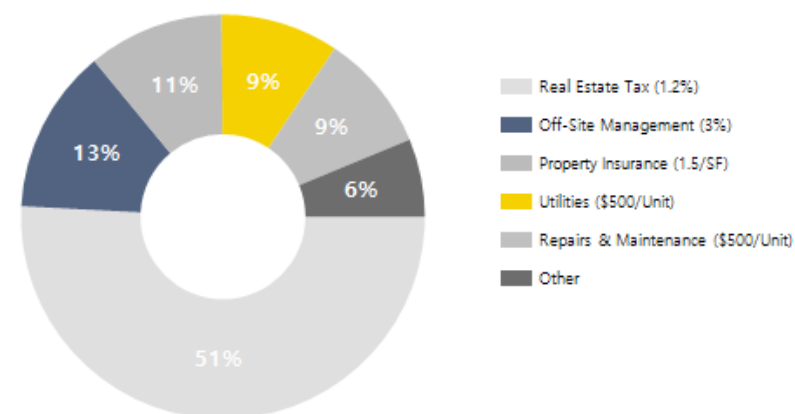
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$474,768	99.0%	\$614,592	99.1%
Laundry Income (Estimated \$20/unit/month)	\$4,800	1.0%	\$5,760	0.9%
Gross Potential Income	\$479,568		\$620,352	
General Vacancy	-\$14,388	3.03%	-\$18,611	3.02%
Effective Gross Income	\$465,180		\$601,741	
Less Expenses	\$105,986	22.78%	\$121,480	20.18%
Net Operating Income	\$359,194		\$480,261	

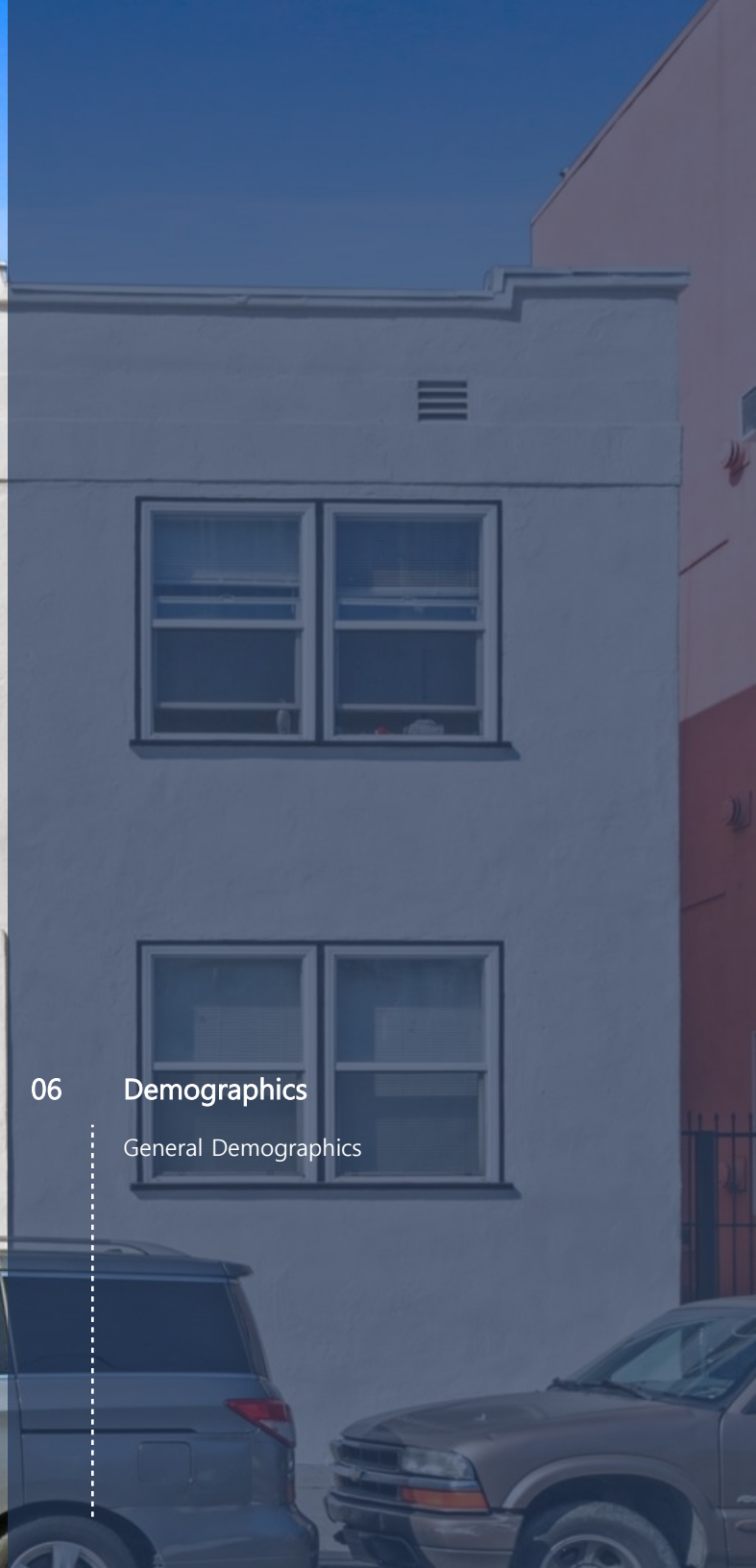


EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$53,880	\$2,694	\$53,880	\$2,694
Property Insurance (1.5/SF)	\$11,550	\$578	\$12,930	\$647
Utilities (\$500/Unit)	\$10,000	\$500	\$12,000	\$600
Pest Control (\$100/Month)	\$1,200	\$60	\$1,200	\$60
Repairs & Maintenance (\$500/Unit)	\$10,000	\$500	\$12,000	\$600
Off-Site Management (3%)	\$13,956	\$698	\$24,070	\$1,204
On-Site Management (\$250/Month)	\$3,000	\$150	\$3,000	\$150
Cleaning & Gardening (\$200/Month)	\$2,400	\$120	\$2,400	\$120
Total Operating Expense	\$105,986	\$5,299	\$121,480	\$6,074
Expense / SF	\$13.76		\$15.78	
% of EGI	22.78%		20.18%	

DISTRIBUTION OF EXPENSES CURRENT

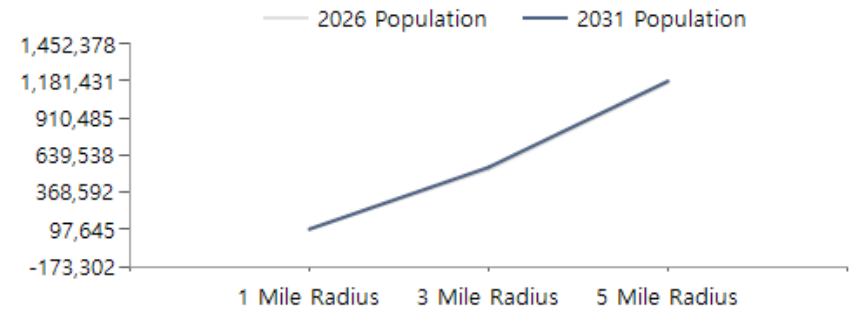


Expenses are estimated. All numbers are provided as assumptions.

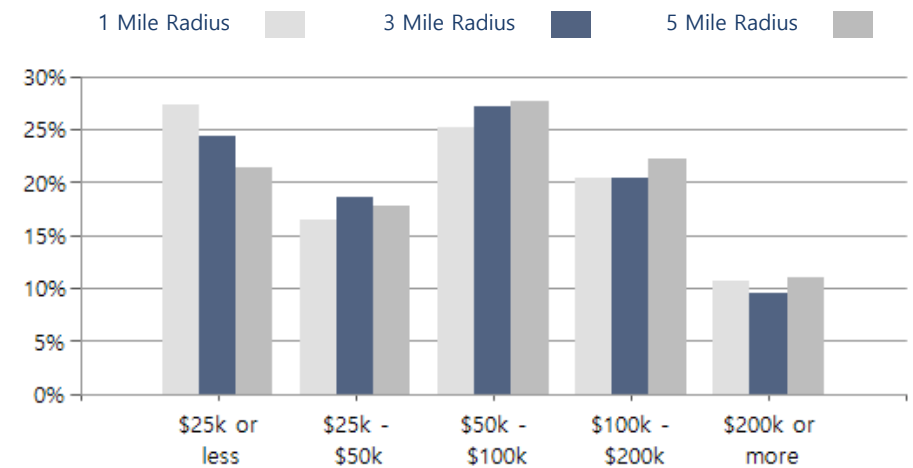


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	73,006	528,850	1,195,447
2010 Population	82,823	520,344	1,186,546
2026 Population	97,645	537,224	1,170,282
2031 Population	100,803	552,709	1,181,431
2026 African American	7,884	38,296	96,583
2026 American Indian	3,786	14,033	28,895
2026 Asian	18,751	120,891	176,989
2026 Hispanic	53,940	287,033	688,530
2026 Other Race	35,380	191,658	458,024
2026 White	19,293	105,969	250,790
2026 Multiracial	12,432	65,691	157,689
2026-2031: Population: Growth Rate	3.20%	2.85%	0.95%

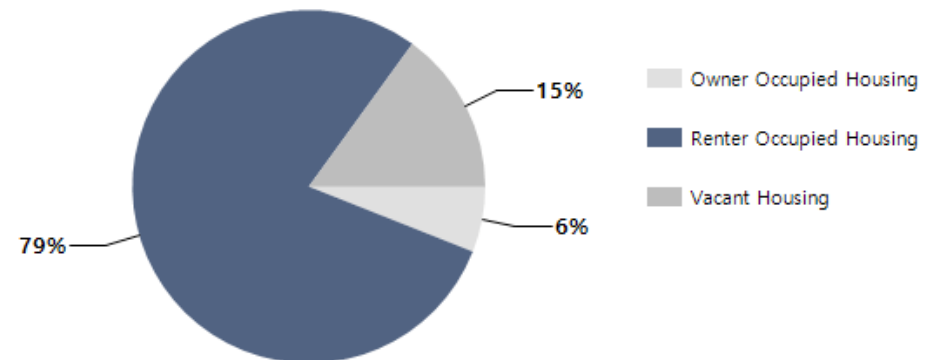
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8,862	36,276	61,117
\$15,000-\$24,999	3,348	17,819	34,041
\$25,000-\$34,999	3,207	18,278	34,592
\$35,000-\$49,999	4,142	22,910	44,911
\$50,000-\$74,999	6,269	34,933	70,394
\$75,000-\$99,999	4,956	25,305	53,045
\$100,000-\$149,999	5,573	29,334	63,477
\$150,000-\$199,999	3,519	15,840	35,989
\$200,000 or greater	4,719	20,990	49,280
Median HH Income	\$60,690	\$60,443	\$66,387
Average HH Income	\$91,401	\$89,153	\$99,692



2026 Household Income



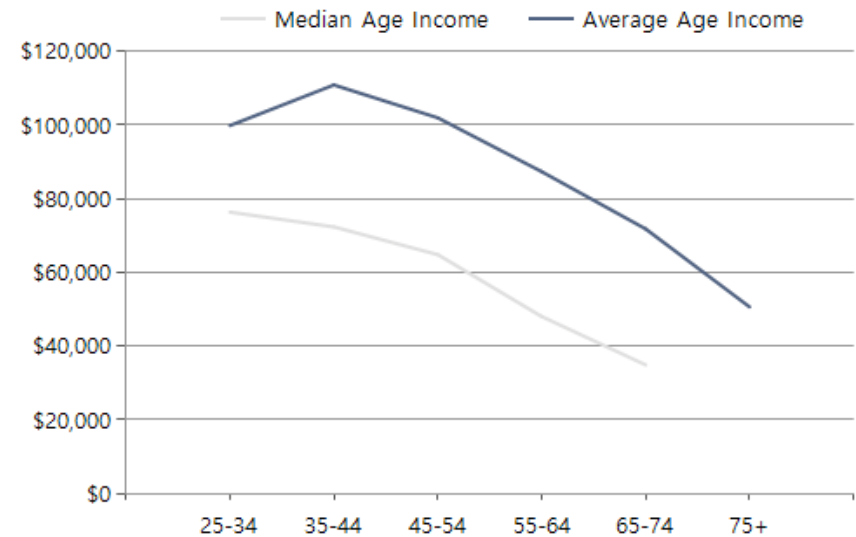
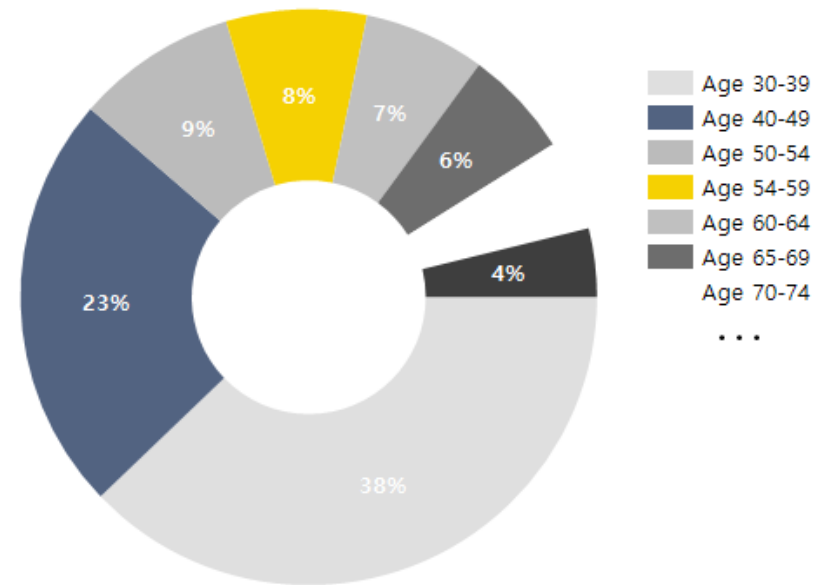
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	12,046	60,376	120,785
2026 Population Age 35-39	9,640	49,512	101,690
2026 Population Age 40-44	7,423	40,016	86,850
2026 Population Age 45-49	6,039	33,739	75,038
2026 Population Age 50-54	5,177	32,431	71,949
2026 Population Age 55-59	4,513	29,271	65,063
2026 Population Age 60-64	3,902	25,839	57,757
2026 Population Age 65-69	3,454	21,999	49,737
2026 Population Age 70-74	2,900	17,506	40,242
2026 Population Age 75-79	2,208	12,549	28,287
2026 Population Age 80-84	1,700	8,396	18,408
2026 Population Age 85+	1,739	7,891	17,045
2026 Population Age 18+	82,271	456,238	966,948
2026 Median Age	35	36	36
2031 Median Age	37	38	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,352	\$72,905	\$76,371
Average Household Income 25-34	\$99,856	\$95,318	\$100,375
Median Household Income 35-44	\$72,343	\$71,346	\$78,540
Average Household Income 35-44	\$110,889	\$107,960	\$118,058
Median Household Income 45-54	\$64,808	\$66,694	\$77,260
Average Household Income 45-54	\$101,961	\$100,661	\$115,072
Median Household Income 55-64	\$48,003	\$52,191	\$61,636
Average Household Income 55-64	\$87,347	\$86,285	\$101,708
Median Household Income 65-74	\$34,866	\$39,826	\$47,933
Average Household Income 65-74	\$71,798	\$71,197	\$83,761
Average Household Income 75+	\$50,618	\$54,456	\$65,128

Population By Age



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