



GLOBAL PLATINUM  
PROPERTIES

# 852 N. OXFORD AVE.

LOS ANGELES, CA 90029

Offering Memorandum

Solid 6.0% existing cap rate with upside to 7.0%  
Walkable Hollywood location near Transit and Studios  
ADU plans previously RTI, providing head start for large additional unit

# 8 Units in Hollywood

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*Global Platinum Properties*



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GLOBAL PLATINUM  
PROPERTIES

Brokerage License No.: 02062910  
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01

Executive Summary

Investment Summary

Unit Mix Summary

# 8 UNITS IN HOLLYWOOD

## OFFERING SUMMARY

ADDRESS	852 N. Oxford Ave. Los Angeles CA 90029
COUNTY	Los Angeles
MARKET	Hollywood
SUBMARKET	Los Angeles Metro
BUILDING SF	4,220 SF
LAND SF	5,017 SF
NUMBER OF UNITS	8
YEAR BUILT	1963
APN	5535027004
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,995,000
PRICE PSF	\$472.75
PRICE PER UNIT	\$249,375
OCCUPANCY	100%
NOI (CURRENT)	\$118,961
NOI (Pro Forma)	\$138,698
CAP RATE (CURRENT)	6.0%
CAP RATE (Pro Forma)	7.0%
GRM (CURRENT)	11.9
GRM (Pro Forma)	10.58

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	74,264	520,844	1,046,767
2026 Median HH Income	\$61,254	\$68,909	\$73,596
2026 Average HH Income	\$89,674	\$109,101	\$115,899



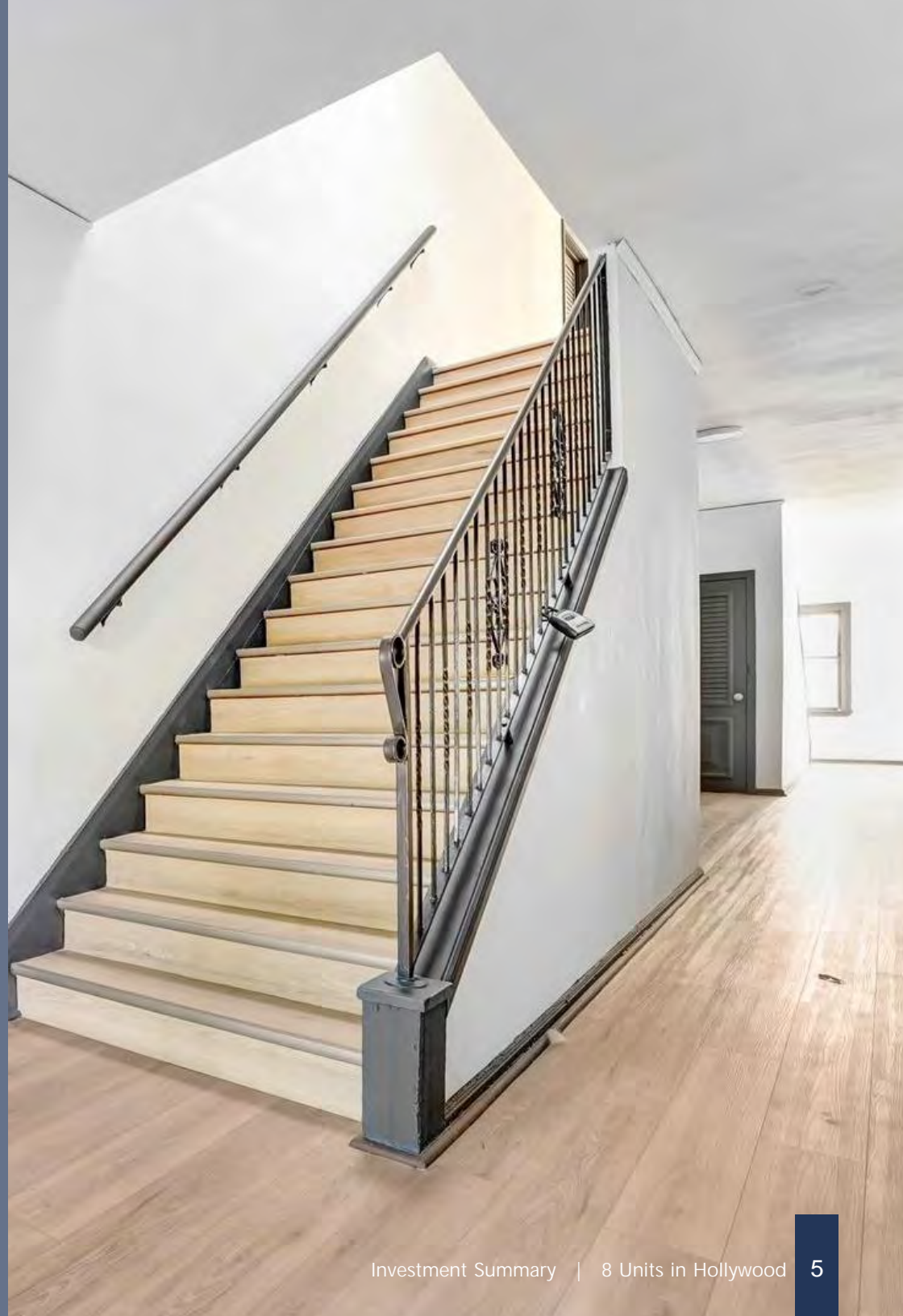
# Prime Hollywood 8-Unit Investment Opportunity

Attractive 8-unit Hollywood apartment asset currently operating at a 6.0% cap rate with a clear, low-execution path to a 7.0% pro forma cap through operational improvements. Ideally located just north of Melrose Avenue in a high-demand, walkable rental pocket near major employment centers, transit, hospitals, and significant ongoing development.

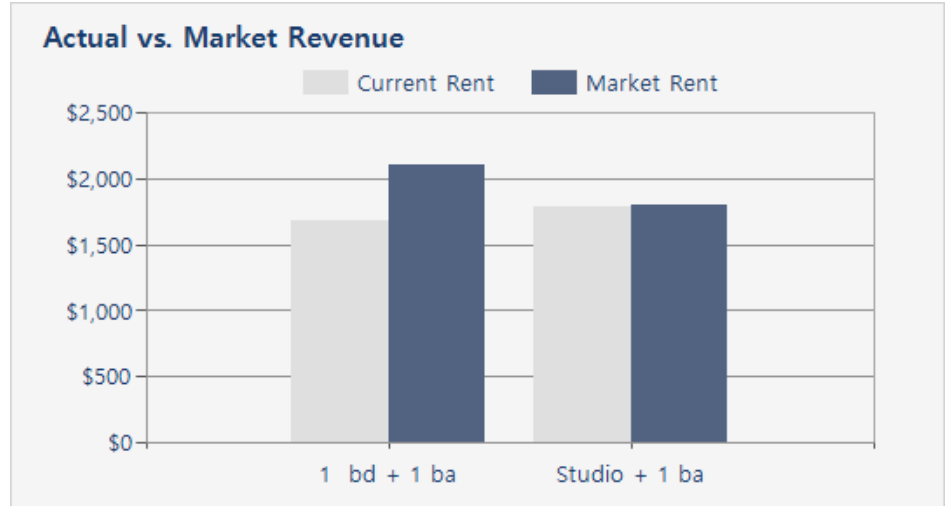
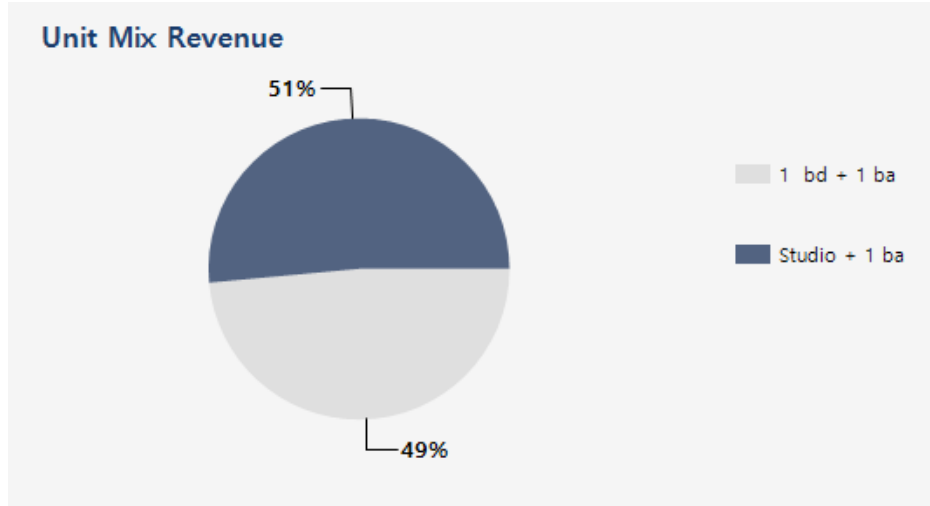
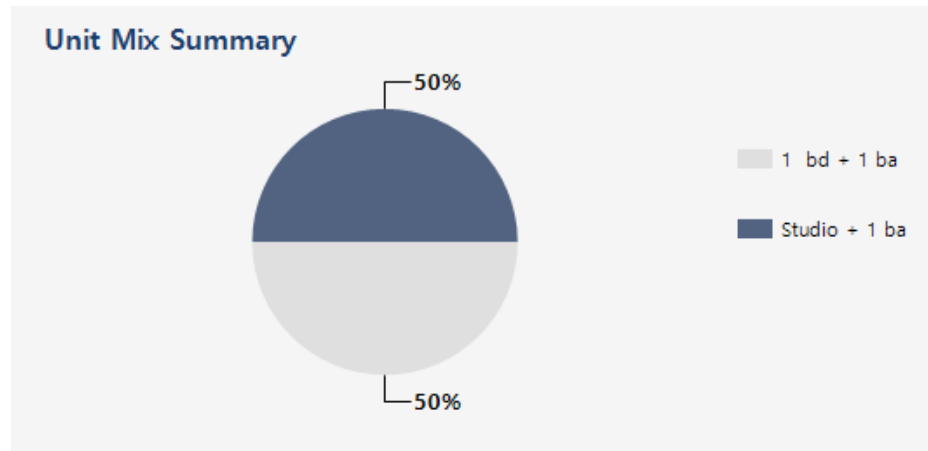
Multiple tenants pay separate parking fees that are not subject to rent control and are currently below market, offering immediate NOI upside. Former RTI ADU plans (expired but easily re-approved) and a large basement create additional potential for future rental or storage income (buyer to verify).

Excellent curb appeal, well-maintained common areas, and a scalable operational profile. A rare opportunity to acquire a small-scale Hollywood asset with real cash flow today and multiple built-in value-add levers.

- 6.0% current cap rate with upside to 7.0% through rent and fee optimization
- Non-rent-controlled parking income with below-market rates ready for adjustment
- ADU plans previously RTI, providing a head start for additional rentable square footage
- Basement conversion potential for an extra unit (buyer to verify), enhancing long-term value



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	4	\$1,684	\$6,735	\$2,095	\$8,380
Studio + 1 ba	4	\$1,785	\$7,139	\$1,795	\$7,180
<b>Totals/Averages</b>	<b>8</b>	<b>\$1,734</b>	<b>\$13,874</b>	<b>\$1,945</b>	<b>\$15,560</b>





02

Location

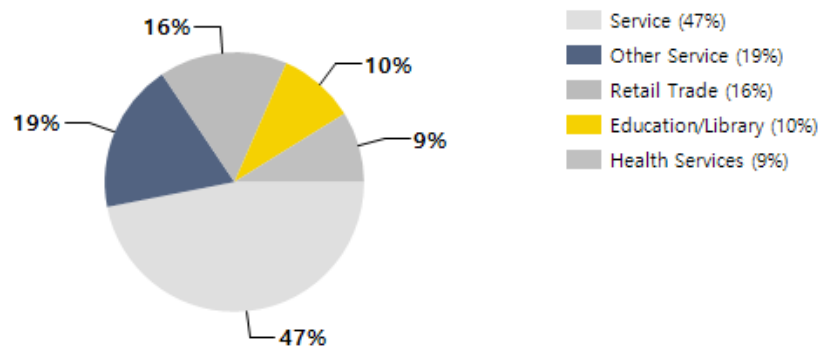
- Location Summary
- Local Business Map
- Major Employers Map
- Drive Times

8 UNITS IN HOLLYWOOD

## Walkable Hollywood Location Near Transit & Studios

- The property sits at the convergence of Hollywood, East Hollywood, and Larchmont—three submarkets experiencing sustained redevelopment and some of the strongest renter demand in Los Angeles.
- Hollywood Studio District: Paramount Studios, Netflix, Sunset Gower, and other major employers anchor thousands of jobs within minutes.
- Koreatown adjacency: One of LA's most vibrant, high-density neighborhoods with unmatched dining, nightlife, and cultural amenities.
- Transit connectivity: Close to the Metro B Line (Red Line), major bus routes, and key arterials like Melrose, Western, and Santa Monica Blvd.
- Healthcare & institutional anchors: Kaiser Permanente, Children's Hospital LA, and Hollywood Presbyterian Medical Center support year-round rental demand.
- Active development pipeline: Surrounding blocks continue to see new multifamily and mixed-use projects, reinforcing long-term appreciation.

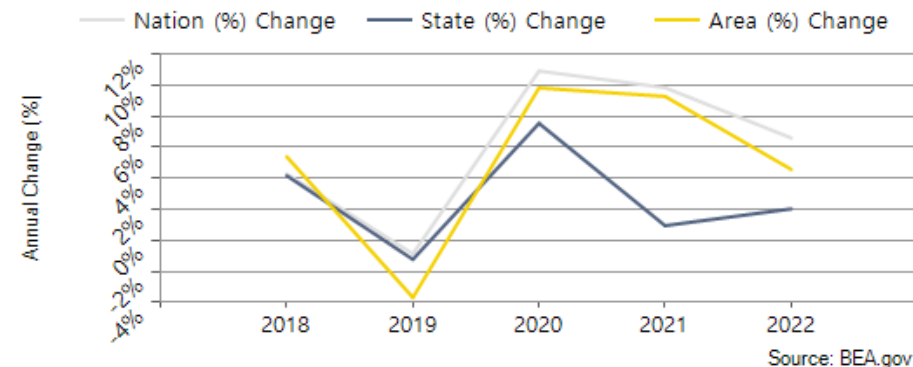
## Major Industries by Employee Count

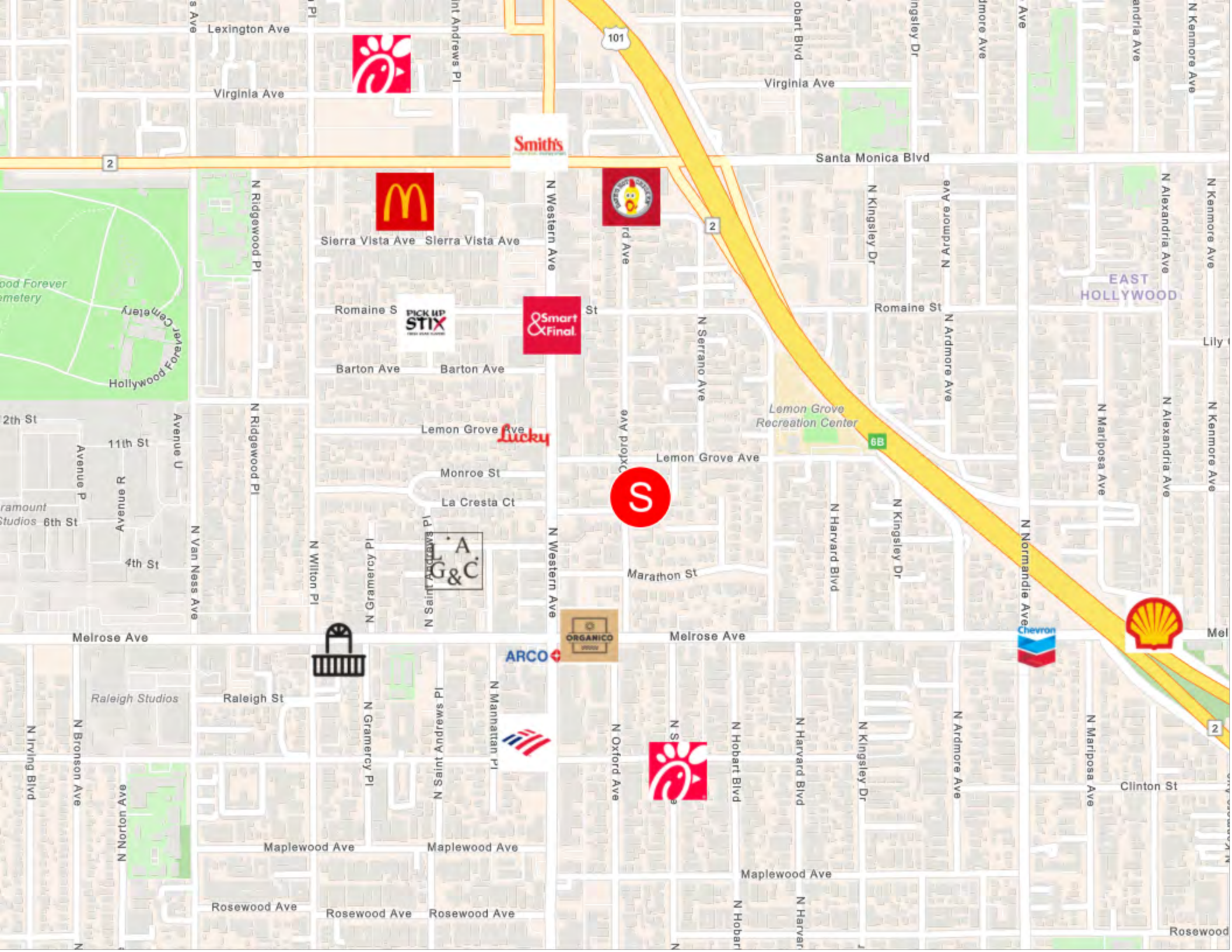


## Largest Employers

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	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000

## Los Angeles County GDP Trend





Smith's



**Kaiser Permanente**

Approx. 44,769 Employees  
Approx. 5 miles

**University of Southern California**

Approx. 23,227 Employees  
Approx. 5 miles

**Northrop Grumman Corp.**

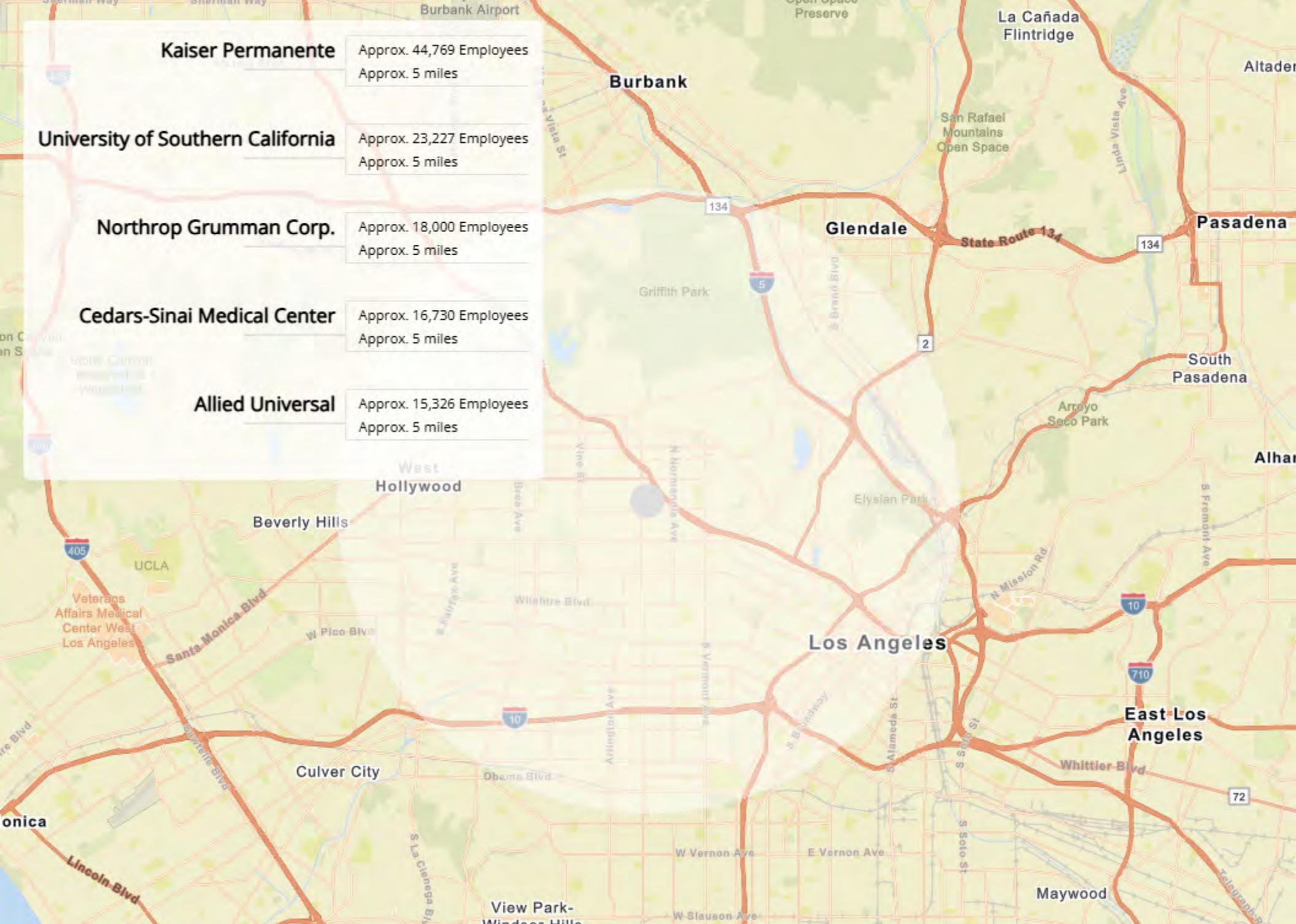
Approx. 18,000 Employees  
Approx. 5 miles

**Cedars-Sinai Medical Center**

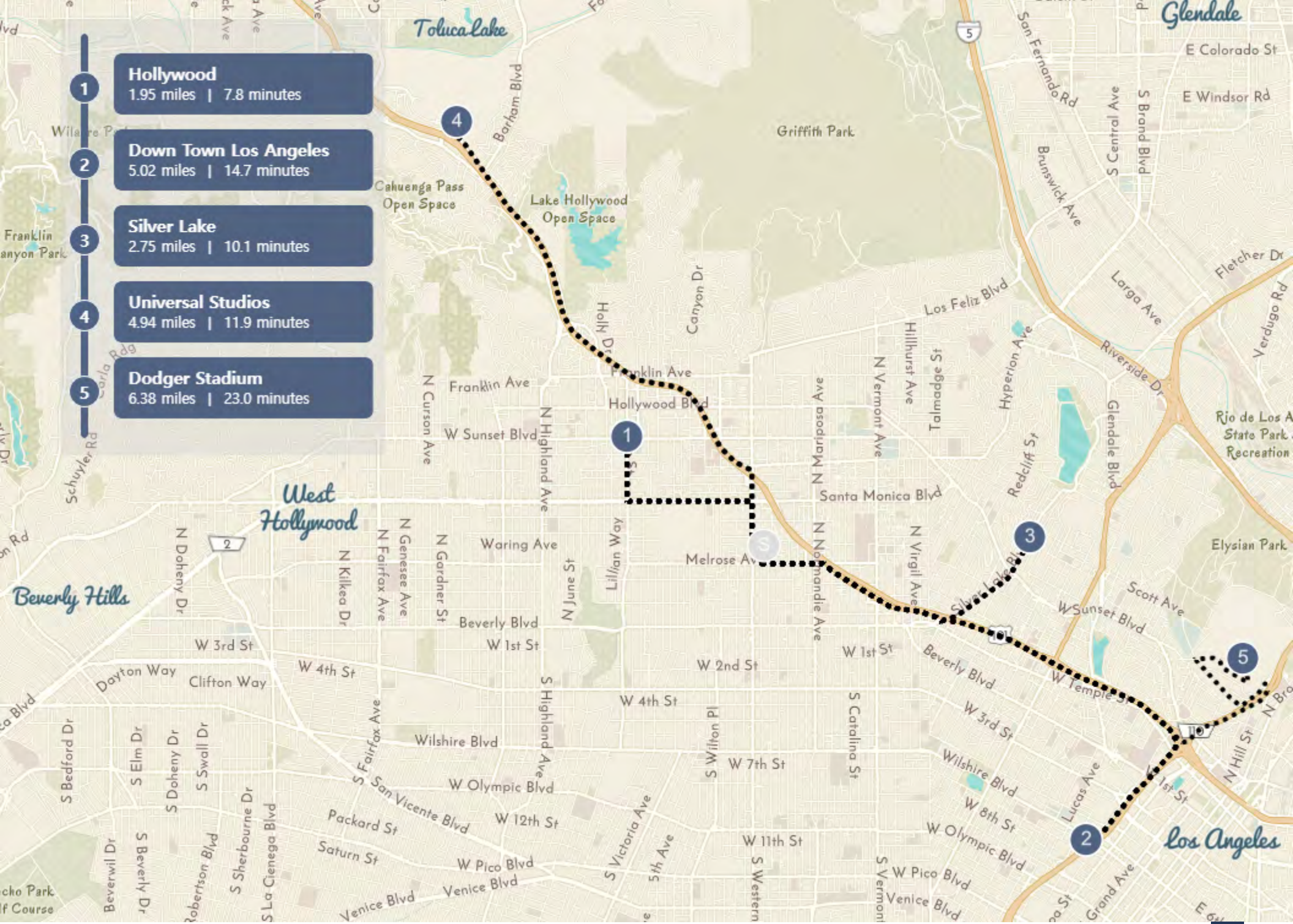
Approx. 16,730 Employees  
Approx. 5 miles

**Allied Universal**

Approx. 15,326 Employees  
Approx. 5 miles



- 1** Hollywood  
1.95 miles | 7.8 minutes
- 2** Down Town Los Angeles  
5.02 miles | 14.7 minutes
- 3** Silver Lake  
2.75 miles | 10.1 minutes
- 4** Universal Studios  
4.94 miles | 11.9 minutes
- 5** Dodger Stadium  
6.38 miles | 23.0 minutes





03 Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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NUMBER OF UNITS	8
BUILDING SF	4,220
LAND SF	5,017
YEAR BUILT	1963
ZONING TYPE	LAR1
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6

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## UTILITIES

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WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

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## CONSTRUCTION

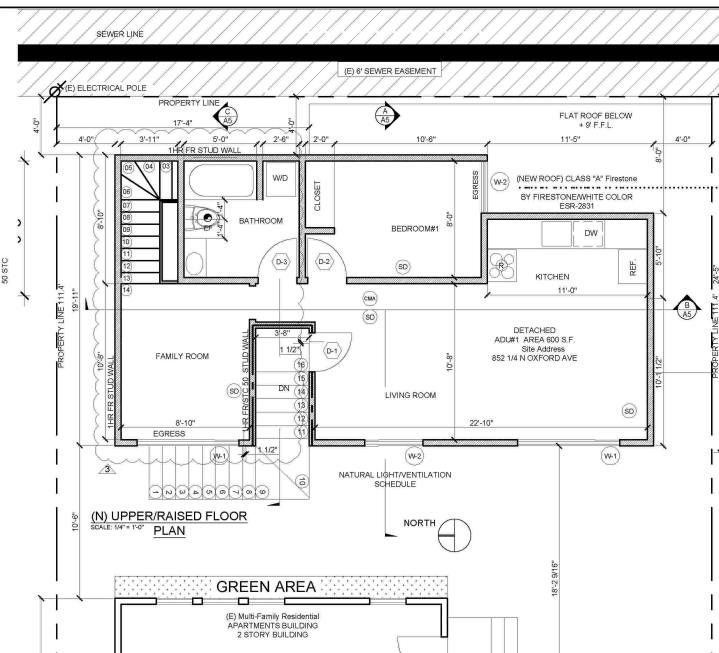
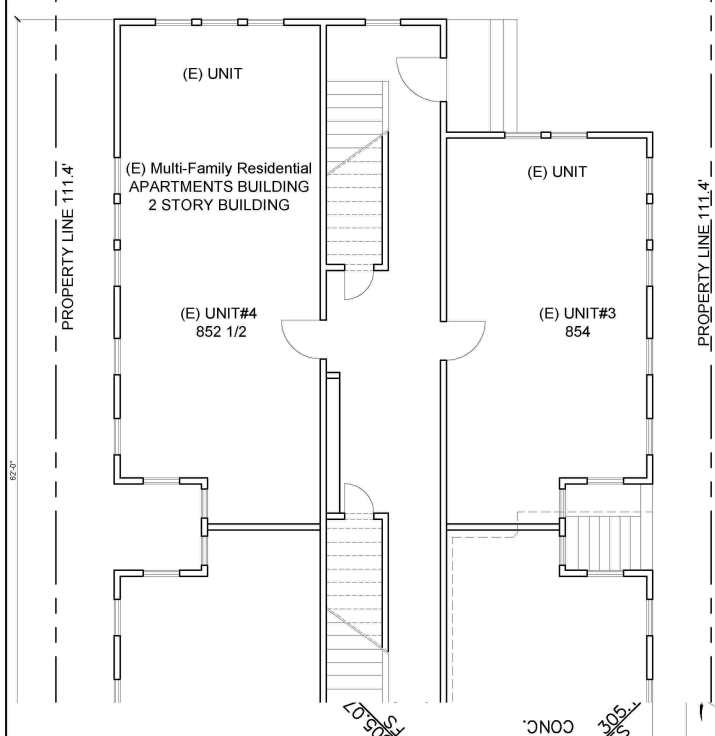
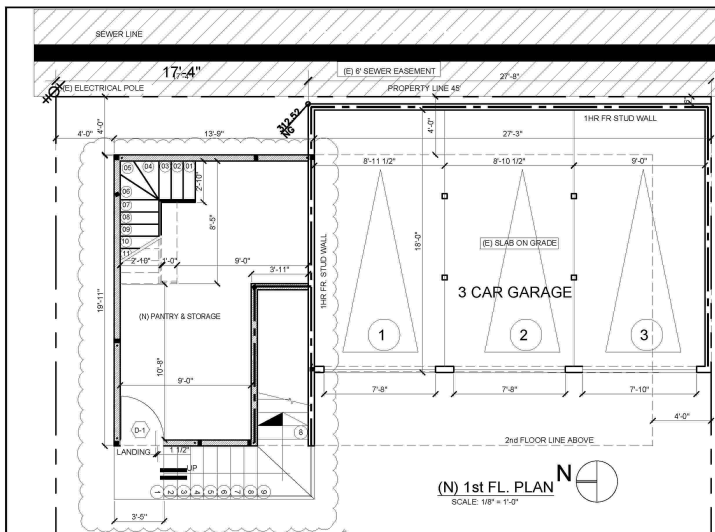
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FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat

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# ADU Plans (Previously RTI)



**WALLS AND INTERIOR PARTITIONS, WOOD FRAMED**

GA FILE NO. WP 3246 PROPRIETARY

**GYPSUM WALL BOARD, GYPSUM PANEL PRODUCT, WOOD STUDS**

ONE LAYER 5/8" PROPRIETARY GYPSUM BOARD APPLIED PARALLEL TO ONE SIDE OF 2x4 WOOD STUDS 24" o.c. WITH 6d COATED NAILS, 1-7/8" LONG, 0.0919" SHANK, 1/4" HEADS, 7/16"

OPPOSITE SIDE: ONE LAYER 5/8" PROPRIETARY GYPSUM BOARD PANEL PRODUCT APPLIED PARALLEL TO STUDS 24" o.c. WITH 6d COATED NAILS, 1-7/8" LONG, 0.0919" SHANK, 1/4" HEADS, 7/16"

JOINTS STAGGERED 24" ON OPPOSITE SIDES. SOUND TESTED WITH SCREWS 12" o.c. AND 3 1/2" GLASS FIBER INSULATION FRICTION FIT IN STUD SPACE. (LOAD-BEARING)

**PROPRIETARY GYPSUM BOARD PANEL PRODUCT**

CERTAIN TEED OGYLUM INC. 5/8" CERTAIN TEED® TYPE X GYPSUM BOARD 5/8" SILENTFOX

**NOTE: FIREWALL SHOULD EXTEND FROM FOUNDATION TO ROOF SHEATHING**

**DRAWING LEGEND**

- NEW WALLS
- 1-HR FIRE RATED WALL + STC 50 SOUND INSULATION
- (E) WALLS
- (E) WALLS TO BE DEMOLISHED TO BE DEMOLISHED TO BE DEMOLISHED TO BE DEMOLISHED
- (E)(N) CMU WALLS
- ROOF DOWN SPOUT
- MECH ROUAJUST FAN 3 AIR CHANGES PER HOUR (30 cfm intermittent or 25 cfm continuous) levels installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
- SMOKE DETECTOR (HARDWIRED WITH BATTERY BACK-UP) The power source for smoke detectors shall be as follows: a. In new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. (907.2.1.14, R314.4)
- CARBON MONOXIDE ALARM (HARDWIRED WITH BATTERY BACK-UP)

**NOTE:** CARBON MONOXIDE ALARM shall be Approved by the State Fire Marshal.

**NATURAL VENTILATION REQUIRED UNIT#1**

- BEDROOM#1 AREA=75 S.F. Natural Light Req. 7500.04=3.0 S.F. Clear open area required. PROVIDED(W) 106.73x13 S.F.
- LIVING AREA/KITCHEN AREA 300 S.F. Natural Light Req. 3000.04=12.0 S.F. Clear open area required. PROVIDED(W) 21x13.475=28.95 S.F.
- BEDROOM#2 AREA=126 S.F. Natural Light Req. 1260.04=5.04 S.F. Clear open area required. PROVIDED(W) 11x13.475=13.475 S.F. THEN OKAY

**NATURAL LIGHT REQUIRED**

- BEDROOM#1 AREA=75 S.F. Natural Ventilation Req. 750.08=6.0 S.F. Clear open area required. PROVIDED(W) 11x13=13 S.F.
- LIVING AREA/KITCHEN AREA 300 S.F. Natural Ventilation Req. 3000.08=24.08 S.F. Clear open area required. PROVIDED(W) 20x27=54.0 S.F.
- BEDROOM#2 AREA=126 S.F. Natural Ventilation Req. 1260.08=10.5 S.F. Clear open area required. PROVIDED(W) 12x27=27 S.F. THEN OKAY

**humans occupancy Natural/Artificial light note:**

a. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 502.2 or shall be provided with artificial light that is adequate to provide an average illumination of 30 foot-candles over the area of the room at a height of 30 inches above the floor level. 1204.1 and 1204.3

TABLE 402.1 MINIMUM PLUMBING FACILITIES (continued)

TYPE OF OCCUPANCY*	WATER CLOSETS (PICTURES PER PERSON)	URINALS (PICTURES PER PERSON)†	LAVATORIES (PICTURES PER PERSON)†	BATHROOMS OR SHOWERS (PICTURES PER PERSON)	DRINKING FACILITIES (PICTURES PER PERSON)	OTHER
B-3 Residential occupancy (one and two-family dwellings)	1 per one and two family dwelling	—	1 per one and two family dwelling	1 per one and two family dwelling	—	1 kitchen sink and 1 automatic clothes washer/convector per one and two family dwelling

NUMBER OF WATER CLOSET PROVIDED ONE  
LAVATORIES / ONE FAMILY ONE  
BATHROOMS / ONE FAMILY DWELLING ONE  
1 KITCHEN SINK / AUTOMATIC WASHER ONE EACH  
THEN IT'S OKAY

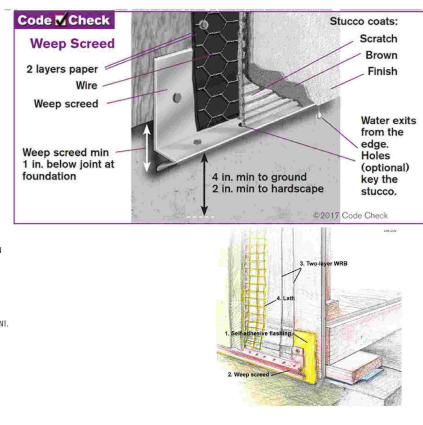
- F. INTERIOR FINISHES**
- Indicate on plans that interior finish materials applied to wall and ceilings shall be tested as specified in Section 803. In addition, provide details showing application in accordance with Section 803, 804, and Table 803.13.
  - The flame-spread rating of paneling materials on the walls of the corridor, lobby and exit enclosure must be identified on plans. T-803.13
  - Interior wall and ceiling finish materials shall be classified in accordance with NFPA 286 and comply with Section 803.1.1.1 803.1.1
- H. MEANS OF EGRESS**
- Exit doors shall comply with Section 1010-1010.1
  - Clear width of each door opening shall be min. 32" or per section 1005.1, whichever is greater
  - Min. door height of 6'-8"
  - Shall be capable of opening 90 degrees.
- e. Exit door shall be pivoted or side-hinged swinging type**
- exit path shall be identified by exit signs conforming to the requirements of Section 1013. Exit signs shall be readily visible from any direction of approach. Exit signs shall be located as necessary to clearly indicate the direction ofgress travel. No point shall be more than 100 feet from the nearest visible sign. 1013
- SEPARATE PERMIT APPLICATION FOR THE FOLLOWING ITEMS:**
- ELECTRICAL
  - MECHANICAL
  - PLUMBING WORK

**DOOR SCHEDULE**

TYPE	SIZE (W x H)	NUM.	THK.	FRAME	U FACTOR	SHGC	REMARKS
D1	3'-0" X 6'-8"	2	1 3/4"	Wood	0.32	0.25	Swing door with Side Lite - ADU-20 min FR
D2	2'-8" X 6'-8"	2	1 3/4"	Wood			Swing door - BEDROOM
D3	2'-8" X 6'-8"	2	1 3/4"	Wood			Swing door - Bathroom
D4	2'-8" X 6'-8"	2	1 3/4"	Wood			Sliding door - Bathroom

**WINDOW SCHEDULE**

TYPE	NUM.	SIZE (W x H)	CONSTR.	U FACTOR	SHGC	REMARKS
W1	2	7'-0" X 4'-0"	Vinyl Dual Glazed	0.32	0.25	SLIDER - TEMPERED GLASS - EGRESS
W2	1	3'-6" X 4'-0"	Vinyl Dual Glazed	0.32	0.25	SLIDER - TEMPERED GLASS - EGRESS



06/30/21 10/27/21 02/06/24

1. 1st Green Bldg Correction  
2. 2nd PCY CORRECTIONS  
3. 3rd PCY CORRECTIONS

REVISIONS

PETER T. ERELYT & ASSOCIATES, INC.

ARCHITECTURAL ENGINEERING & STRUCTURAL DESIGN  
2059 W. CENTRAL AVENUE, SUITE 200  
LOS ANGELES, CA 90007  
TEL. NO. (310) 558-8839 FAX NO. (310) 558-1027  
EMAIL: PETER@PTERELYT.COM

John Kohan

852 N. GARDEN AVE., LOS ANGELES, CA 90029

ADU ON TOP OF (E) GARAGE  
ONE DETACHED ADU  
(N) GARAGE ADU CONVERSION  
PROPOSED FIRST FLOOR LEVEL

SCALE: AS SHOWN

JOB NUMBER: KOHA013:21  
SHEET NUMBER: A-2  
DATE: JUN. 2021



Unit	Unit Mix	Current Rent	Market Rent	Notes
852*	1 bd + 1 ba	\$2,090.00	\$2,095.00	Inclusive of pet rent
852.5*	1 bd + 1 ba	\$2,053.00	\$2,095.00	Inclusive of parking
854	Studio + 1 ba	\$1,795.00	\$1,795.00	Delivered Vacant
854.5	Studio + 1 ba	\$1,795.00	\$1,795.00	
856*	Studio + 1 ba	\$1,745.00	\$1,795.00	
856.5	Studio + 1 ba	\$1,804.00	\$1,795.00	Inclusive of parking and pet rent
858	1 bd + 1 ba	\$477.00	\$2,095.00	
858.5*	1 bd + 1 ba	\$2,115.00	\$2,095.00	
<b>Totals / Averages</b>		<b>\$13,874.00</b>	<b>\$15,560.00</b>	

\* Rents shown reflect a 3% rent increase currently eligible. Seller is open to serving such increases following Buyer's waiver of contingencies.





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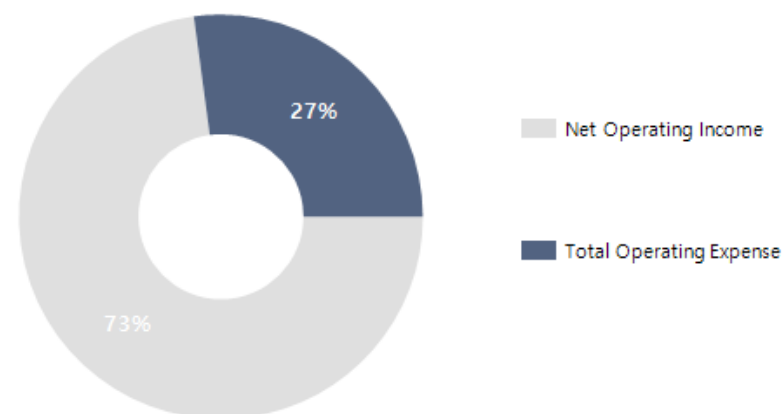
Financial Analysis

Income & Expense Analysis

# 8 UNITS IN HOLLYWOOD

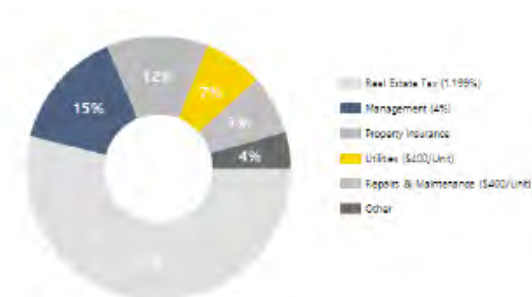
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$166,488	98.9%	\$186,720	99.0%
Laundry Income	\$1,800	1.1%	\$1,800	1.0%
<b>Gross Potential Income</b>	<b>\$168,288</b>		<b>\$188,520</b>	
General Vacancy	-\$4,995	3.00%	-\$4,668	2.50%
<b>Effective Gross Income</b>	<b>\$163,293</b>		<b>\$183,852</b>	
Less Expenses	\$44,332	27.14%	\$45,154	24.55%
<b>Net Operating Income</b>	<b>\$118,961</b>		<b>\$138,698</b>	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.199%)	\$23,920	\$2,990	\$23,920	\$2,990
Property Insurance	\$5,500	\$688	\$5,500	\$688
Management (4%)	\$6,532	\$817	\$7,354	\$919
Utilities (\$400/Unit)	\$3,200	\$400	\$3,200	\$400
Repairs & Maintenance (\$400/Unit)	\$3,200	\$400	\$3,200	\$400
Pest Control (\$65/Month)	\$780	\$98	\$780	\$98
Gardening (\$100/Month)	\$1,200	\$150	\$1,200	\$150
<b>Total Operating Expense</b>	<b>\$44,332</b>	<b>\$5,542</b>	<b>\$45,154</b>	<b>\$5,644</b>
Expense / SF	\$10.51		\$10.70	
% of EGI	27.14%		24.55%	

## DISTRIBUTION OF EXPENSES CURRENT



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



06

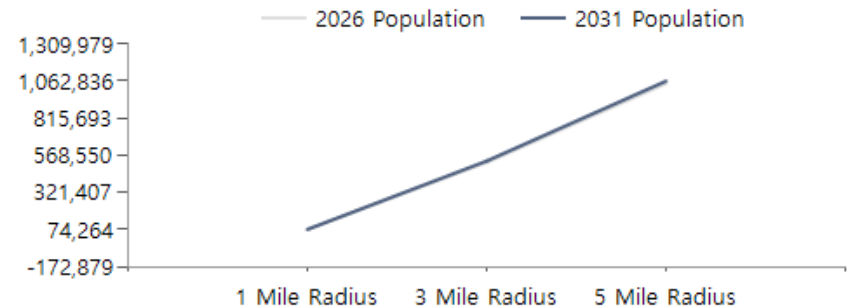
## Demographics

General Demographics

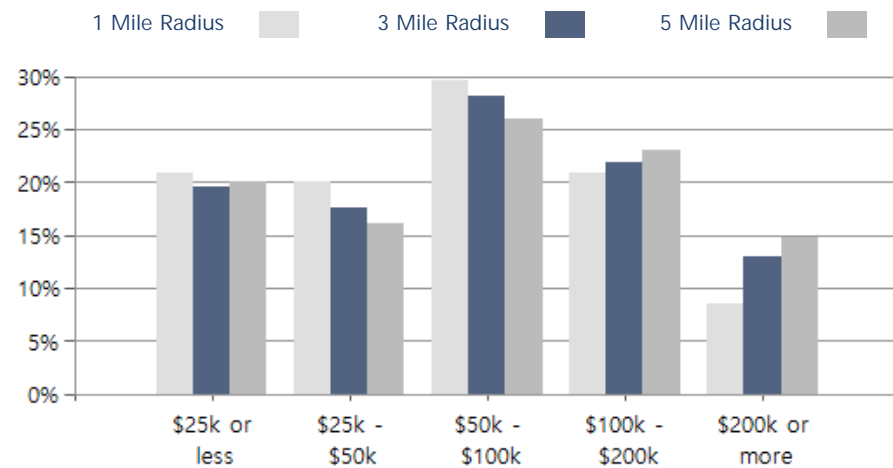
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	91,293	563,007	1,059,551
2010 Population	83,438	530,732	1,037,289
2026 Population	74,264	520,844	1,046,767
2031 Population	75,125	531,027	1,062,836
2026 African American	2,876	27,010	86,539
2026 American Indian	1,637	10,865	19,560
2026 Asian	13,453	110,461	184,871
2026 Hispanic	40,238	217,601	432,808
2026 Other Race	27,647	141,947	279,184
2026 White	19,542	168,453	348,285
2026 Multiracial	9,024	61,516	127,044
2026-2031: Population: Growth Rate	1.15%	1.95%	1.55%

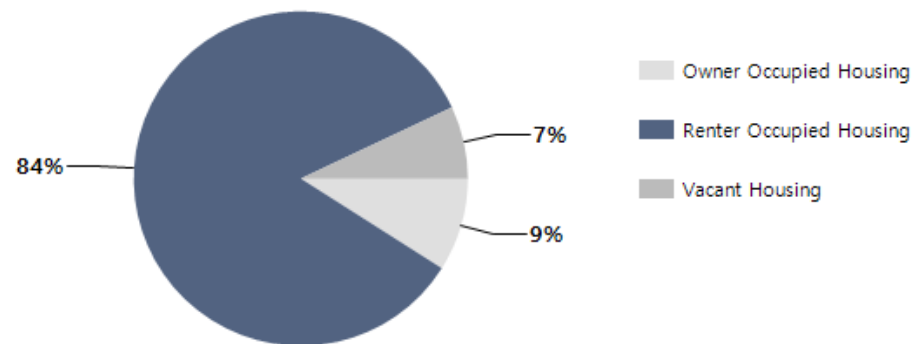
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,945	30,413	61,785
\$15,000-\$24,999	2,521	16,982	32,455
\$25,000-\$34,999	2,601	18,329	32,223
\$35,000-\$49,999	3,574	24,293	43,472
\$50,000-\$74,999	5,723	39,376	68,512
\$75,000-\$99,999	3,418	28,700	53,733
\$100,000-\$149,999	4,191	34,256	68,399
\$150,000-\$199,999	2,258	18,535	40,279
\$200,000 or greater	2,615	31,326	69,641
Median HH Income	\$61,254	\$68,909	\$73,596
Average HH Income	\$89,674	\$109,101	\$115,899



### 2026 Household Income



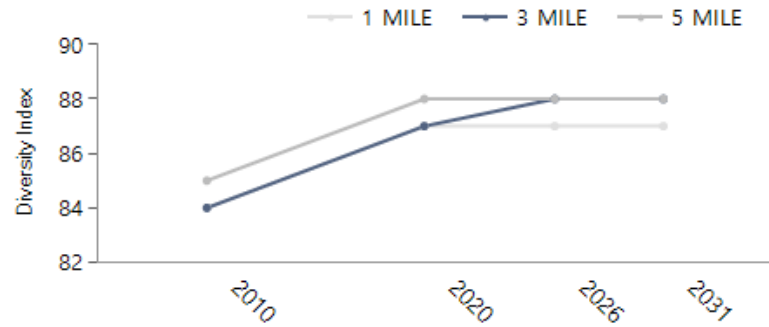
### 2026 Own vs. Rent - 1 Mile Radius



Source: esri

DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	88	88
Diversity Index (current year)	87	88	88
Diversity Index (2020)	87	87	88
Diversity Index (2010)	84	84	85

POPULATION DIVERSITY



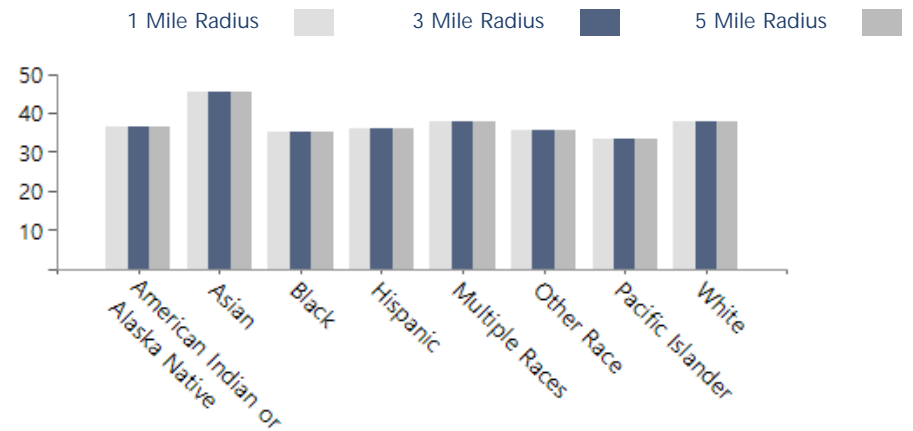
POPULATION BY RACE



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	36	37
Median Asian Age	46	44	42
Median Black Age	35	37	40
Median Hispanic Age	36	35	35
Median Multiple Races Age	38	36	36
Median Other Race Age	36	35	35
Median Pacific Islander Age	33	36	36
Median White Age	38	38	38

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	4%	6%
American Indian	1%	1%	1%
Asian	12%	15%	13%
Hispanic	35%	29%	29%
Multiracial	8%	8%	9%
Other Race	24%	19%	19%
White	17%	23%	24%

2026 MEDIAN AGE BY RACE



# 8 Units in Hollywood

## 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.

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The information contained herein is not intended to constitute 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

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