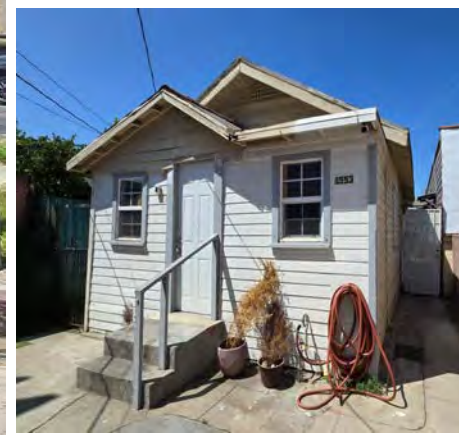
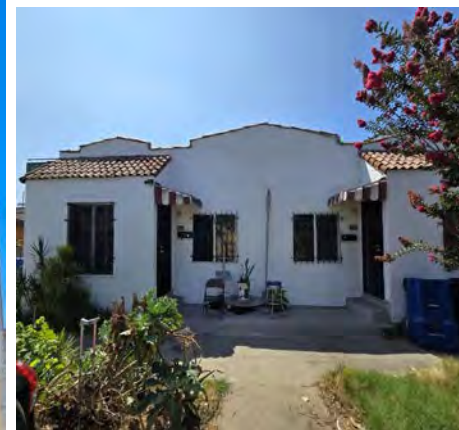
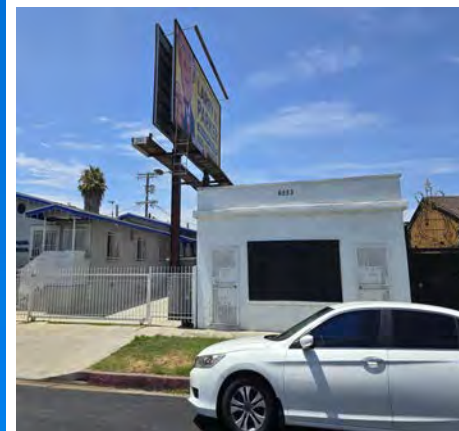


5 Units - Mixed Use - Real 8.1% Cap Rate!



Offering Memorandum | VALUE ADD 5 UNITS | C2-TIER 3 TOC LOT

6551-6553 S. Vermont Ave.
Los Angeles, CA 90044

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GLOBAL
PLATINUM
PROPERTIES

5 Units - Mixed Use

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Demographics

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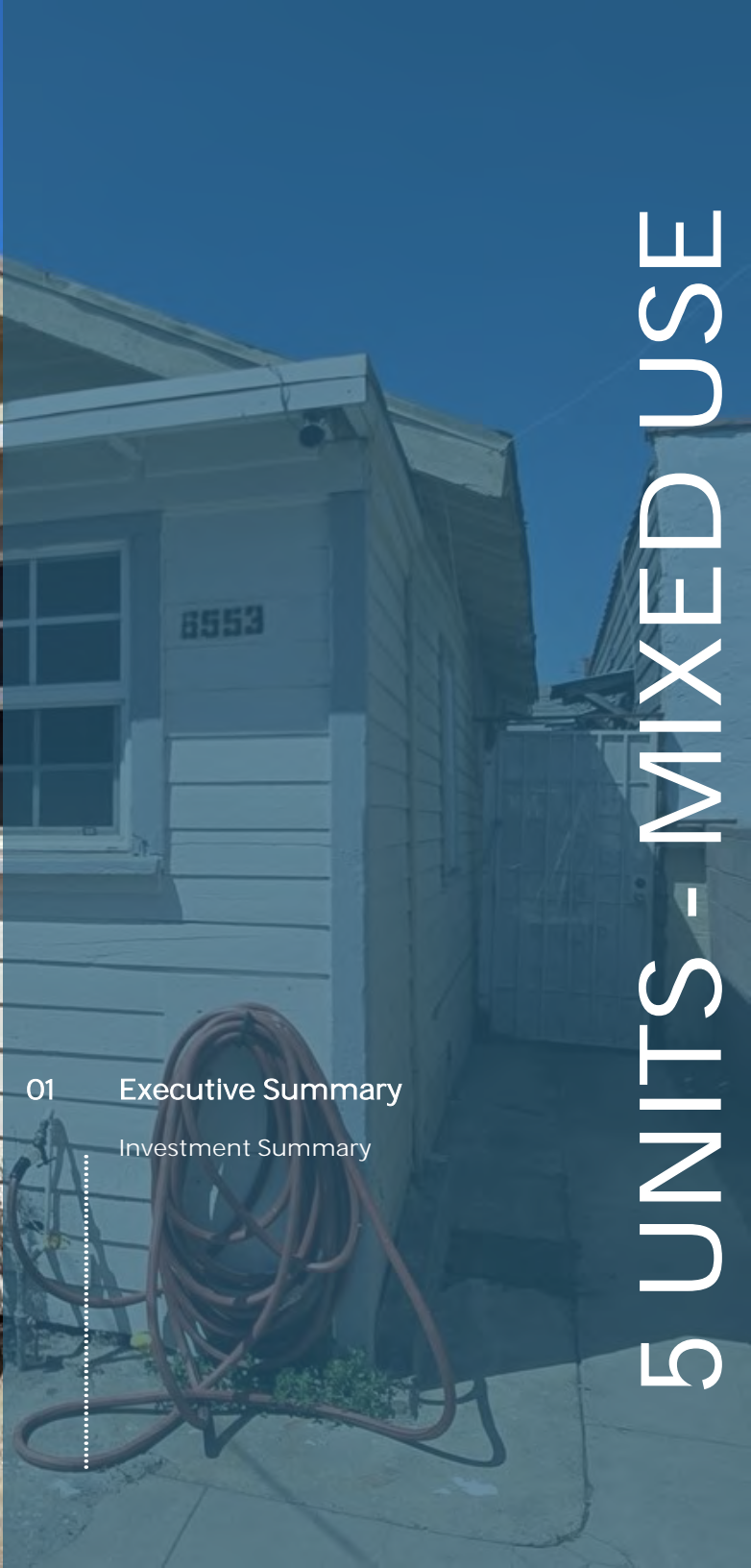


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01 Executive Summary
Investment Summary

5 UNITS - MIXED USE

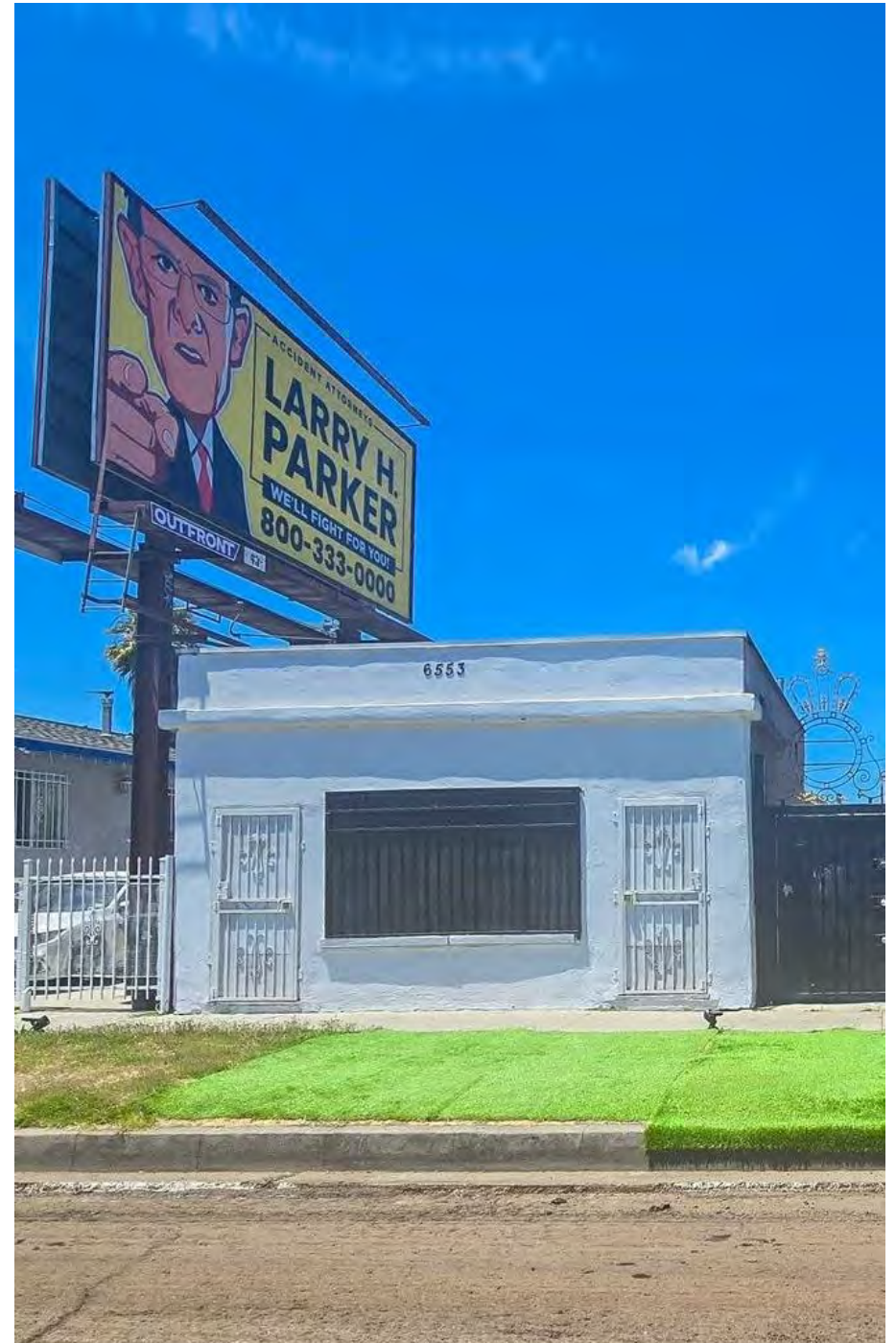
OFFERING SUMMARY

ADDRESS	6551-6553 S. Vermont Ave. Los Angeles CA 90044
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	South Los Angeles
BUILDING SF	2,863 SF
LAND ACRES	.116
LAND SF	5,084 SF
YEAR BUILT	1929-1940
APN	6014012001;02
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,189,000
PRICE PSF	\$415.30
OCCUPANCY	100%
NOI (CURRENT)	\$96,818
NOI (PRO FORMA)	\$129,741
CAP RATE (CURRENT)	8.14%
GRM (CURRENT)	9.67
GRM (PRO FORMA)	9.14

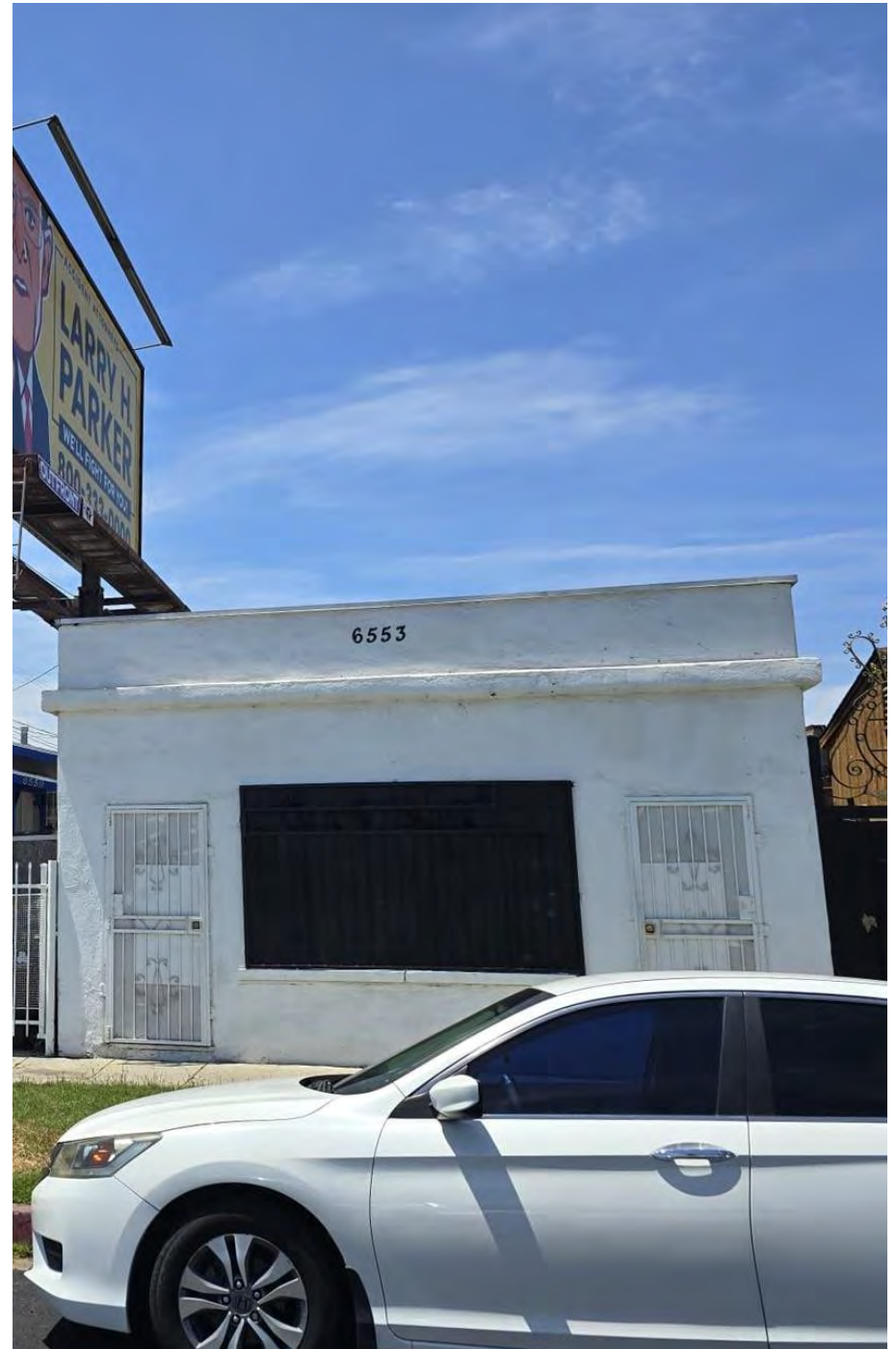
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	58,677	473,412	1,108,012
2024 Median HH Income	\$55,966	\$57,672	\$59,069
2024 Average HH Income	\$77,863	\$79,757	\$85,305



Summary

Reduced! 8.14% Cap! We are excited to introduce this exceptional investment opportunity, featuring a versatile mixed-use property with five units that seamlessly blend residential and commercial possibilities. The property spans 2,863 square feet on a spacious 5,084 square foot C2 Lot (TOC-3) in the bustling Vermont Corridor. It includes three residential units and two commercial spaces. Currently, one commercial space and one residential unit are vacant, offering the immediate potential for increased rental income, making it an attractive option for savvy investors looking to capitalize on the active local market. In addition, there are ready-to-issue(RTI) plans to convert the garage into a one-bedroom unit. With two tenants on month-to-month leases, there is significant flexibility for future development or restructuring. Situated near public transportation, major highways & shopping.

- RTI Plans to convert garage into ADU!
- Prime location on a busy street with high foot traffic and visibility
- Total of 2,863 square feet on a large 5,084 square foot lot
- Zoned as C2 (TOC-3), allowing for various business uses and development
- Mixed-use 5-unit property with 3 residential units and 2 commercial spaces





02 Property Description
Property Features

5 UNITS - MIXED USE

GLOBAL

NUMBER OF UNITS	5
BUILDING SF	2,863
LAND SF	5,084
LAND ACRES	.116
# OF PARCELS	1
YEAR BUILT	1929-1940
ZONING TYPE	LAC2
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	4
NUMBER OF STORIES	1
LOT DIMENSION	50 X 100
TRAFFIC COUNTS	Heavy
SIGNALIZED CORNER	No
NUMBER OF INGRESSES	1

MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	3
WASHER/DRYER	In Unit
NUMBER OF UNITS	3
CURRENT OCCUPANCY	30.00%

COMMERCIAL VITALS

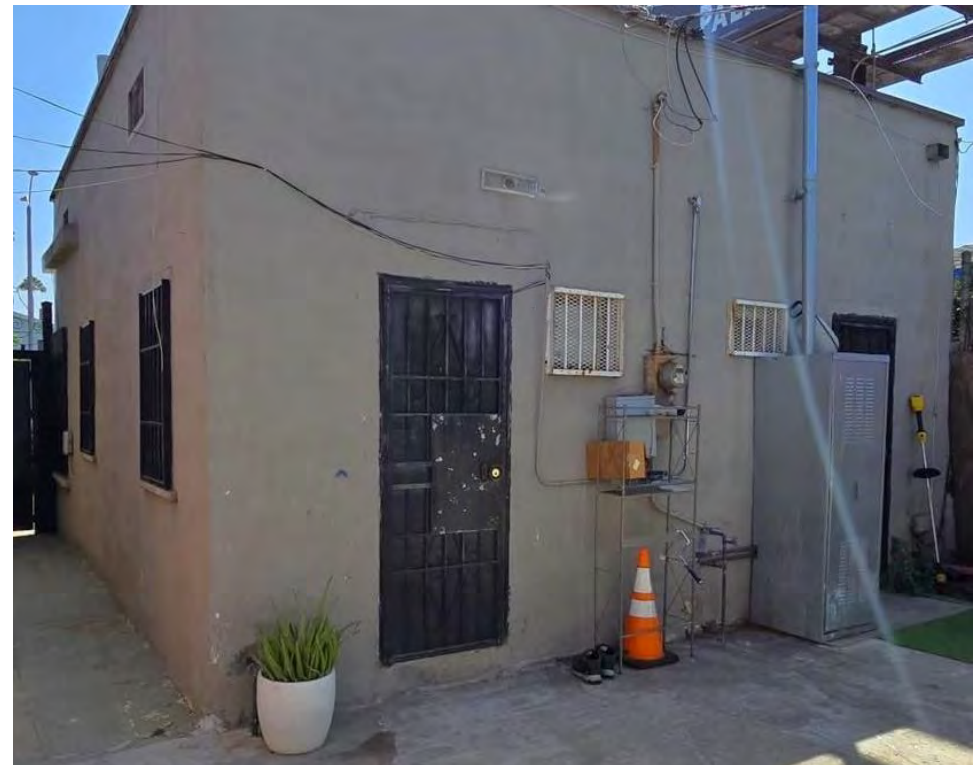
NUMBER OF UNITS	2
CURRENT OCCUPANCY	50.00%
LEASE TYPE	Gross Modified

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Multifamily
EAST	Commercial
WEST	Residential

CONSTRUCTION

FOUNDATION	Slab/Raised
FRAMING	Wood
EXTERIOR	Sticco
PARKING SURFACE	Cement
ROOF	Flat
LANDSCAPING	Minimal





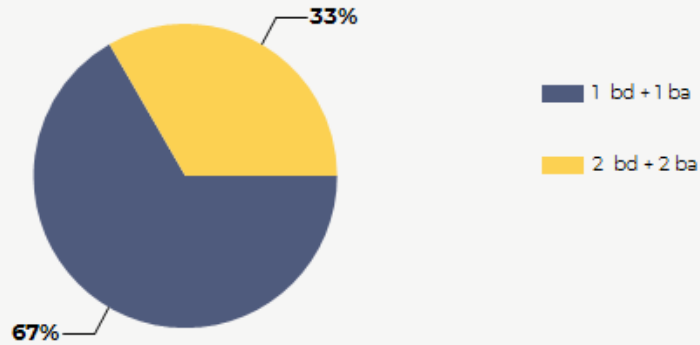
03

Rent Roll

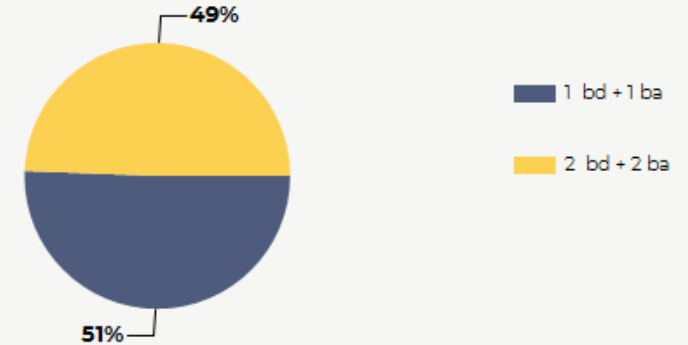
Multi-Family Unit Mix
Rent Roll

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	2	486	\$1,900	\$3.91	\$3,800	\$2,150	\$4.42	\$4,300
2 bd + 2 ba	1	949	\$2,500	\$2.63	\$2,500	\$2,500	\$2.63	\$2,500
Totals/Averages	3	640	\$2,100	\$3.48	\$6,300	\$2,267	\$3.83	\$6,800

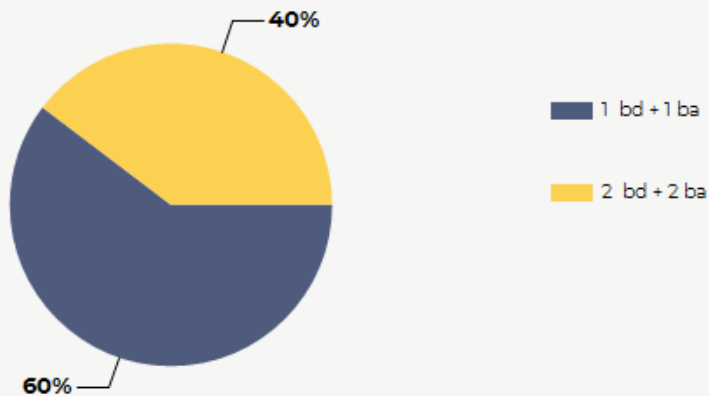
Unit Mix Summary



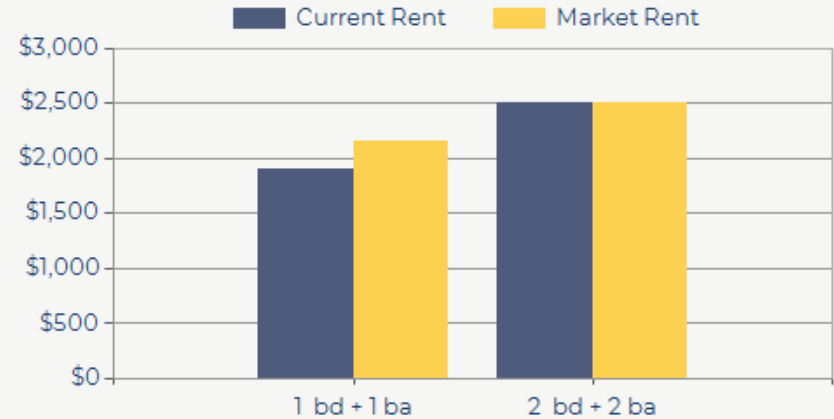
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue



RESIDENTIAL

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
1006 W 65th Place	1 bd + 1 ba	486	\$3.40	\$1,650.00	\$2,150.00	02/01/2023	Month to Month
1008 W 65th Place	1 bd + 1 ba	486	\$4.42	\$2,150.00	\$2,150.00		Vacant
6653	2 bd + 2 ba	949	\$2.63	\$2,500.00	\$2,500.00		
Totals / Averages		1,921	\$3.48	\$6,300.00	\$6,800.00		

COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Begin Date	Rental Rates				CAM Revenue Annual	Lease Type	Options/Notes
				Lease Start	Lease End		Monthly	PSF	Annual	PSF			
6551	Vacant	452	15.79%	01/01/25	12/31/28	CURRENT	\$1,850	\$4.09	\$22,200	\$49.12		Gross Modified	
							07/31/2025	\$1,906	\$4.22	\$22,866			\$50.64
6553	Tattoo Parlor	490	17.11%	05/01/22	04/30/23	CURRENT	\$2,100	\$4.29	\$25,200	\$51.43		Gross Modified	
							01/01/2025	\$2,163	\$4.41	\$25,956			\$52.92
Totals:		942					\$3,950		\$47,400				

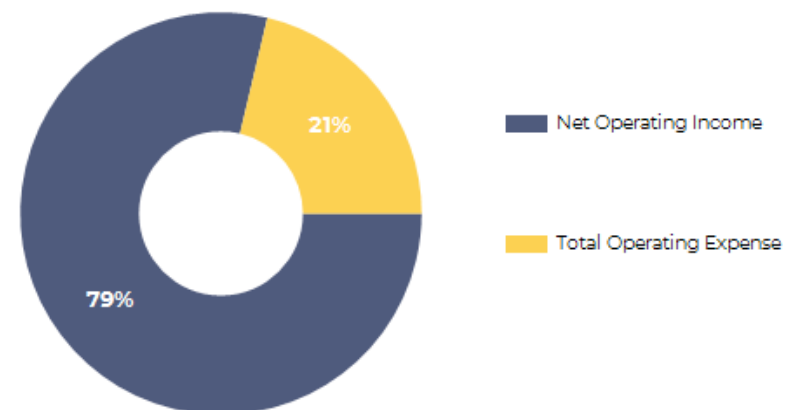




04 Financial Analysis
Income & Expense Analysis

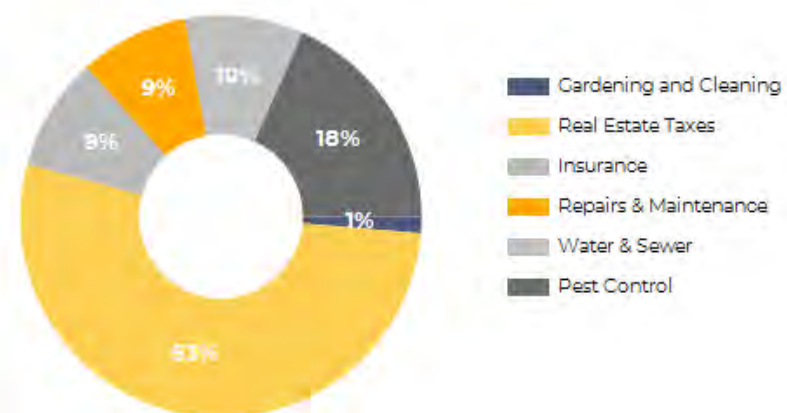
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Multi-Family Revenue	\$75,600	61.5%	\$81,600	62.7%
Commercial Revenue	\$47,400	38.5%	\$48,489	37.3%
Effective Gross Income	\$123,000		\$130,089	
Less Expenses	\$26,182	21.28%	\$348	0.27%
Net Operating Income	\$96,818		\$129,741	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$13,849	
Insurance	\$2,385	
Repairs & Maintenance	\$2,300	
Gardening and Cleaning	\$348	\$348
Water & Sewer	\$2,500	
Pest Control	\$4,800	
Total Operating Expense	\$26,182	\$348
Expense / SF	\$9.14	\$0.12
% of EGI	21.28%	0.27%

DISTRIBUTION OF EXPENSES CURRENT





05

Demographics

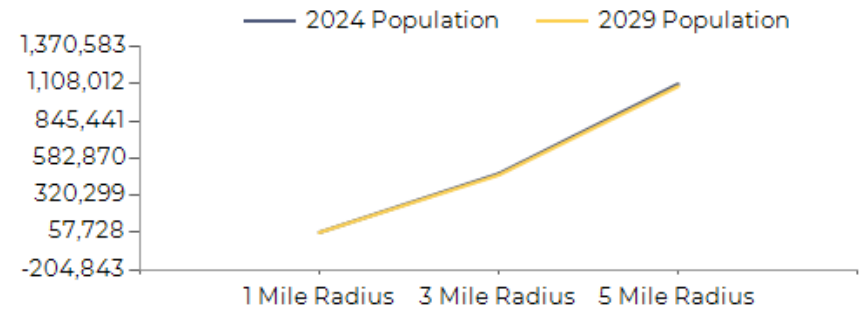
Demographics

5 UNITS - MIXED USE

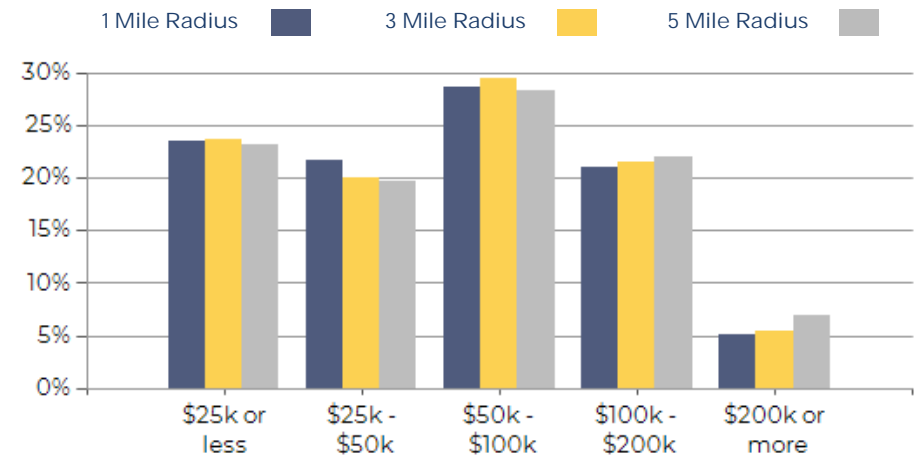
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	55,561	442,567	1,073,771
2010 Population	58,477	474,030	1,107,878
2024 Population	58,677	473,412	1,108,012
2029 Population	57,728	464,611	1,092,193
2024-2029: Population: Growth Rate	-1.65%	-1.85%	-1.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,524	20,037	49,477
\$15,000-\$24,999	1,357	11,901	29,940
\$25,000-\$34,999	1,631	11,485	29,160
\$35,000-\$49,999	1,936	15,518	38,401
\$50,000-\$74,999	2,567	22,166	55,092
\$75,000-\$99,999	2,162	17,676	42,101
\$100,000-\$149,999	2,436	19,691	50,534
\$150,000-\$199,999	1,034	9,448	24,886
\$200,000 or greater	852	7,328	24,076
Median HH Income	\$55,966	\$57,672	\$59,069
Average HH Income	\$77,863	\$79,757	\$85,305

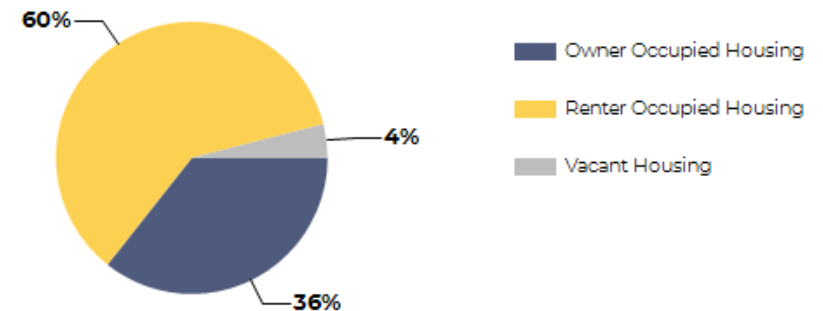
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	16,897	134,123	327,174
2010 Total Households	15,508	127,535	313,335
2024 Total Households	16,499	135,248	343,670
2029 Total Households	16,649	136,668	350,748
2024 Average Household Size	3.52	3.44	3.15
2024-2029: Households: Growth Rate	0.90%	1.05%	2.05%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri

5 Units - Mixed Use

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