



GLOBAL PLATINUM
PROPERTIES

2694 James M Wood Blvd.

Los Angeles, CA 90006

**Approved RTI 8
Detached ADUs**

Existing 8 Units

3rd Price Reduction! 8-unit building cash flowing at 6.75% Cap Rate from day 1 with upside to an 8.3% Cap on proforma
Approved RTI plans to add 8 detached ADUs to 12.1% Current Cap Rate, 13.3% Proforma Cap, and only 154k/unit
Prime Koreatown location minutes from the Wilshire/Vermont Metro station, the Line Hotel, and Quarters KBBQ

Offering Memorandum

2694 James Wood

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GLOBAL PLATINUM
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KURVE on Wilshire \$300M 644-unit luxury high-rise development



01

Executive Summary

Investment Summary

Unit Mix Summary

2694 JAMES WOOD

OFFERING SUMMARY

ADDRESS	2694 James Wood Los Angeles CA 90006
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Westlake
BUILDING SF	3,399 SF
LAND SF	6,750 SF
LAND ACRES	.154
NUMBER OF UNITS	8
YEAR BUILT	1906
APN	5077-028-002
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,795,000
PRICE PSF	\$528.10
PRICE PER UNIT	\$224,375
OCCUPANCY	88%
NOI (CURRENT)	\$121,115
NOI (Pro Forma)	\$149,430
CAP RATE (CURRENT)	6.75%
CAP RATE (Pro Forma)	8.3%
GRM (CURRENT)	10.2
GRM (Pro Forma)	8.7



FINANCIAL SUMMARY - AFTER 8 ADUs

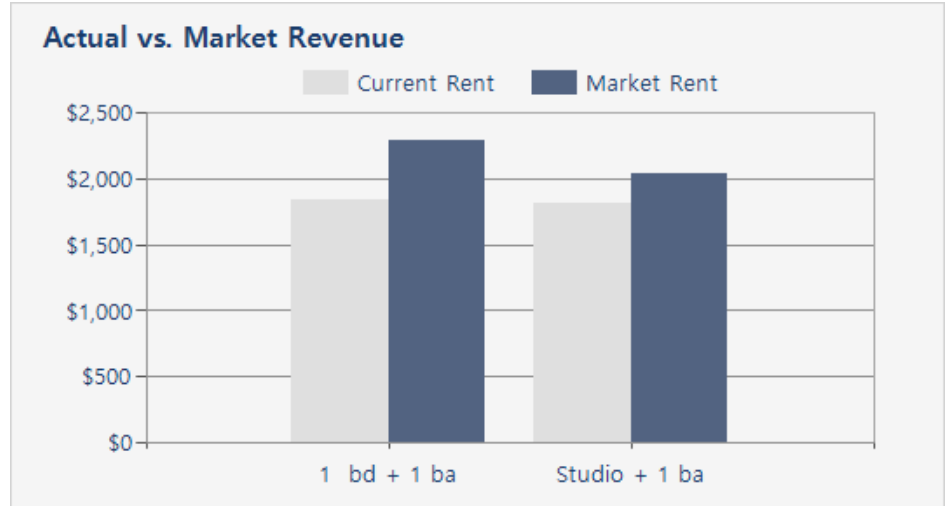
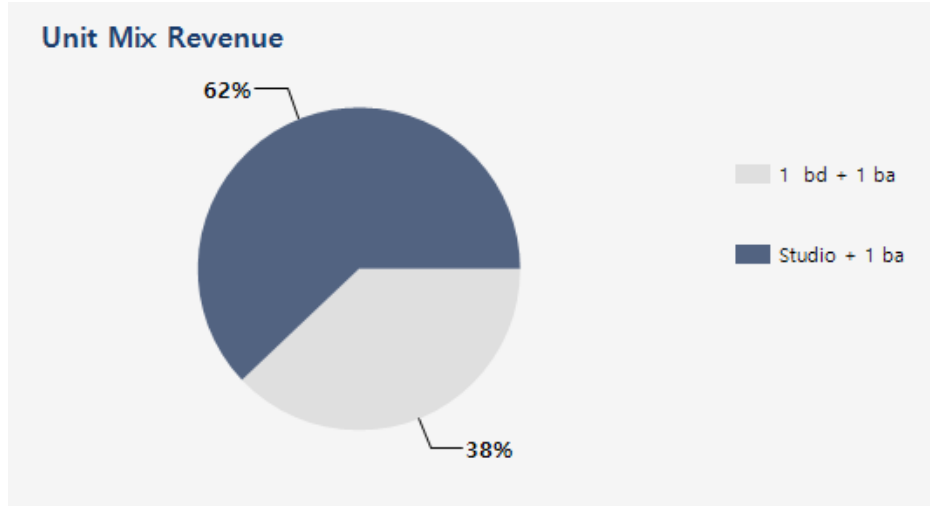
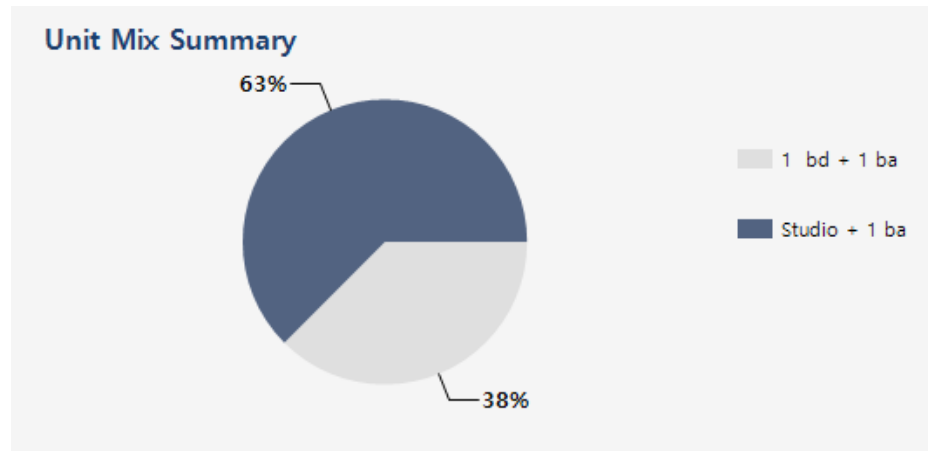
Price	\$1,795,000
Construction Cost – \$250/SF	\$680,000
Total Price	\$2,475,000
Number of Units – 8 ADUs	16
Gross Square Feet – 8 ADUs 2,270 SF	6,119
Price/Unit	\$154,688
Price/SF	\$293.35
Current CAP Rate	12.18%
Current GRM	6.2
Proforma Cap Rate	13.3%
Proforma GRM	5.8

Huge 200k Price Reduction! 8-unit building cash flowing at a 6.75% Cap Rate from day 1 with upside to an 8.3% Cap on Proforma! Approved RTI plans to add 8 detached ADUs in the back parking lot to achieve an incredible 12.1% Current Cap Rate, 13.3% Proforma Cap, and only 154k/unit after taking into account all the construction costs (~680k assuming \$250/SF). Large 6,770 SF R4 Lot with TOC Tier 3 designation for future development potential. 5 units have been renovated and boast updated cabinets, flooring, kitchen, bathrooms, exterior improvements, newer roof, and more. Prime Koreatown location just minutes away from the Wilshire/Vermont Metro station as well as many hip neighborhood attractions, restaurants, bars, and shops such as The Line Hotel, Quarters KBBQ, Calic Bagels, H-Mart, Wi Spa, KURVE on Wilshire (\$300M 644-unit luxury high-rise development) and many more.

- Strong Cash Flow: 8-unit building offers a solid 6.75% Cap Rate from day one, with potential to reach 8.3% on Proforma; opportunity to achieve up to 12.5% Current Cap Rate with additional developments.
- Development Potential: Approved RTI plans to add 8 detached ADUs in the back parking lot, positioning the property for significant future returns.
- Upgraded Units: 5 renovated units feature modern updates including new cabinets, flooring, kitchens, and bathrooms, along with exterior improvements and a newer roof.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	3	\$1,837	\$5,511	\$2,289	\$6,867
Studio + 1 ba	5	\$1,804	\$9,022	\$2,041	\$10,205
Totals/Averages	8	\$1,817	\$14,533	\$2,134	\$17,072





02

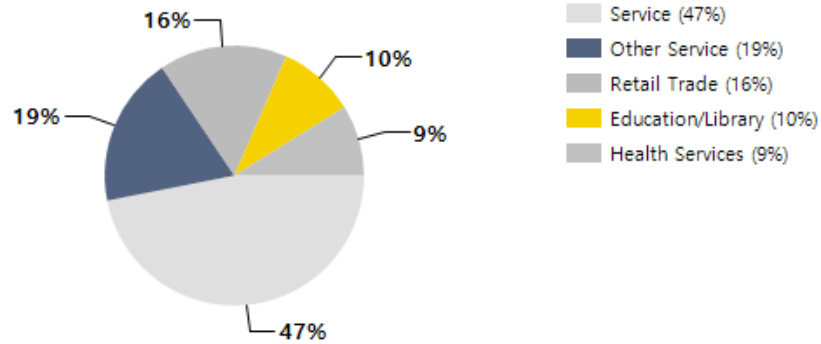
Location

Location Summary

Central Location

■ Prime Koreatown location just minutes from the Wilshire/Vermont Metro station and surrounded by vibrant neighborhood hotspots, including The Line Hotel, Quarters KBBQ, Calic Bagels, H-Mart, Wi Spa, and the exciting \$300 million KURVE Wilshire high-rise development with 644 luxury units. Don't miss this exceptional opportunity to enjoy the best of Koreatown's dynamic lifestyle!

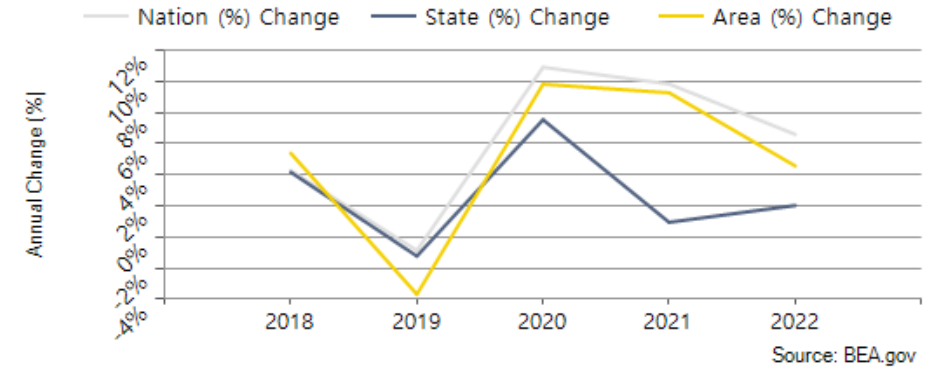
Major Industries by Employee Count



Largest Employers

County of Los Angeles	100,729
Los Angeles Unified School District	74,000
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California (Non-Education)	33,900
University of Southern California	21,000

Los Angeles County GDP Trend



03 Property Description
Property Features

2694 JAMES WOOD

PROPERTY FEATURES

NUMBER OF UNITS	8
BUILDING SF	3,399
LAND SF	6,750
LAND ACRES	.154
YEAR BUILT	1906
# OF PARCELS	1
ZONING TYPE	R4-1
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	135 X 50
NUMBER OF PARKING SPACES	8
PARKING RATIO	1:1

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Owner
ELECTRIC	Owner

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Varies
PARKING SURFACE	Paved
ROOF	Pitched
STYLE	Craftsman
LANDSCAPING	Minimal





04

Rent Roll

Rent Roll

Rent Roll - No New ADUs

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	Studio + 1 ba	\$2,015.00	\$2,041.00	Renovated
2	Studio + 1 ba	\$1,198.00	\$2,041.00	
3	1 bd + 1 ba	\$2,280.00	\$2,289.00	Renovated
4	Studio + 1 ba	\$2,119.00	\$2,041.00	Renovated
5	1 bd + 1 ba	\$1,568.00	\$2,289.00	
6	Studio + 1 ba	\$1,649.00	\$2,041.00	Renovated
7	Studio + 1 ba	\$2,041.00	\$2,041.00	Renovated - Vacant
8	1 bd + 1 ba	\$1,663.00	\$2,289.00	
Totals / Averages		\$14,533.00	\$17,072.00	

Rent Roll - After 8 ADUs

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	Studio + 1 ba	\$2,015.00	\$2,041.00	Renovated
2	Studio + 1 ba	\$1,198.00	\$2,041.00	
3	1 bd + 1 ba	\$2,280.00	\$2,289.00	Renovated
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5	1 bd + 1 ba	\$1,568.00	\$2,289.00	
6	Studio + 1 ba	\$1,649.00	\$2,041.00	Renovated
7	Studio + 1 ba	\$2,041.00	\$2,041.00	Renovated - Vacant
8	1 bd + 1 ba	\$1,663.00	\$2,289.00	
9	1 bd + 1 ba	\$2,289.00	\$2,289.00	Proposed Detached ADU 1
10	1 bd + 1 ba	\$2,289.00	\$2,289.00	Proposed Detached ADU 2
11	1 bd + 1 ba	\$2,289.00	\$2,289.00	Proposed Detached ADU 3
12	1 bd + 1 ba	\$2,289.00	\$2,289.00	Proposed Detached ADU 4
13	1 bd + 1 ba	\$2,289.00	\$2,289.00	Proposed Detached ADU 5
14	1 bd + 1 ba	\$2,289.00	\$2,289.00	Proposed Detached ADU 6
15	1 bd + 1 ba	\$2,289.00	\$2,289.00	Proposed Detached ADU 7
16	1 bd + 1 ba	\$2,289.00	\$2,289.00	Proposed Detached ADU 8
Totals / Averages		\$32,846.98	\$35,384.00	



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Financial Analysis

Income & Expense Analysis

Income-Current No New Units

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$174,419	\$204,864
Gross Potential Income	\$174,419	\$204,864
General Vacancy	-\$5,232	-\$6,146
Effective Gross Income	\$169,187	\$198,718
Less Expenses	\$48,106	\$49,288
Net Operating Income	\$121,081	\$149,430

Income-After 8 ADUs

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$394,163	\$424,608
Gross Potential Income	\$394,163	\$424,608
General Vacancy	-\$11,824.90	-\$12,738.24
Effective Gross Income	\$382,338	\$411,870
Less Expenses	\$80,872	\$82,053
Net Operating Income	\$301,466	\$329,816

Expenses -Current No New Units

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$21,540	\$21,540
Property Insurance (\$1.5/SF)	\$5,099	\$5,099
Utilities (\$1,000/Unit)	\$8,000	\$8,000
Pest Control (\$75/Month)	\$900	\$900
Repairs & Maintenance (\$500/Unit)	\$4,000	\$4,000
Management (4%)	\$6,767	\$7,949
Cleaning & Gardening (\$150/Month)	\$1,800	\$1,800
Total Operating Expense	\$48,106	\$49,288

Expenses -After 8 ADUs

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$29,700	\$29,700
Property Insurance (\$1.5/SF)	\$9,179	\$9,179
Utilities (\$1,000/Unit)	\$16,000	\$8,000
Pest Control (\$75/Month)	\$900	\$900
Repairs & Maintenance (\$500/Unit)	\$16,000	\$16,000
Management (4%)	\$15,294	\$16,475
Cleaning & Gardening (\$150/Month)	\$1,800	\$1,800
Total Operating Expense	\$80,872	\$82,053

* Expenses are estimated

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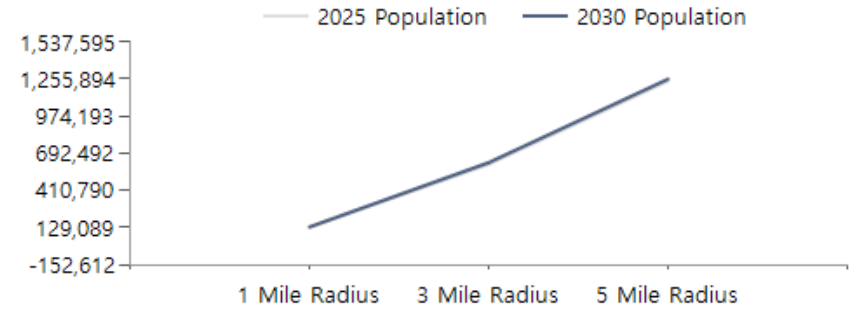
Demographics

General Demographics

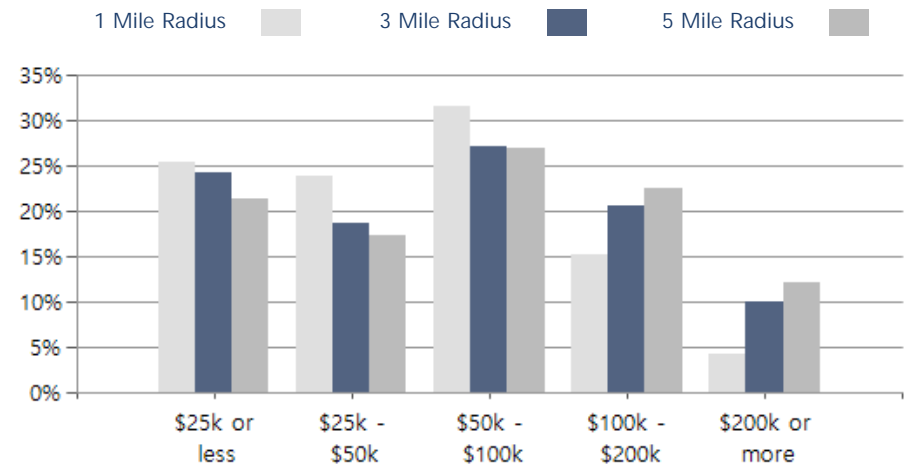
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	133,989	610,047	1,245,802
2010 Population	128,565	599,950	1,239,660
2025 Population	129,089	608,966	1,240,526
2030 Population	133,504	622,314	1,255,894
2025 African American	6,582	50,964	136,443
2025 American Indian	4,746	15,358	28,143
2025 Asian	31,754	134,883	184,017
2025 Hispanic	79,703	314,183	646,472
2025 Other Race	55,720	212,441	432,865
2025 White	15,039	122,077	299,809
2025 Multiracial	15,141	72,507	157,771
2025-2030: Population: Growth Rate	3.35%	2.15%	1.25%

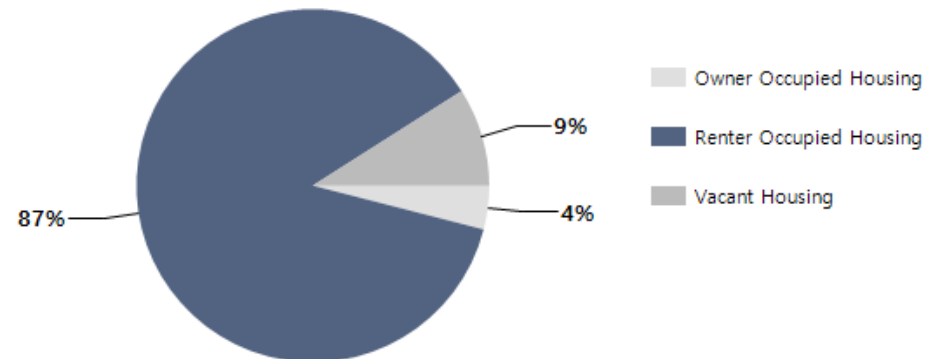
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8,655	40,238	68,814
\$15,000-\$24,999	4,768	20,518	37,269
\$25,000-\$34,999	5,617	20,890	37,332
\$35,000-\$49,999	7,050	26,083	49,066
\$50,000-\$74,999	9,828	39,650	76,463
\$75,000-\$99,999	6,871	28,493	58,399
\$100,000-\$149,999	5,724	33,349	71,622
\$150,000-\$199,999	2,366	18,261	41,090
\$200,000 or greater	2,252	24,848	60,227
Median HH Income	\$51,021	\$60,862	\$68,036
Average HH Income	\$67,649	\$92,036	\$103,792



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

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