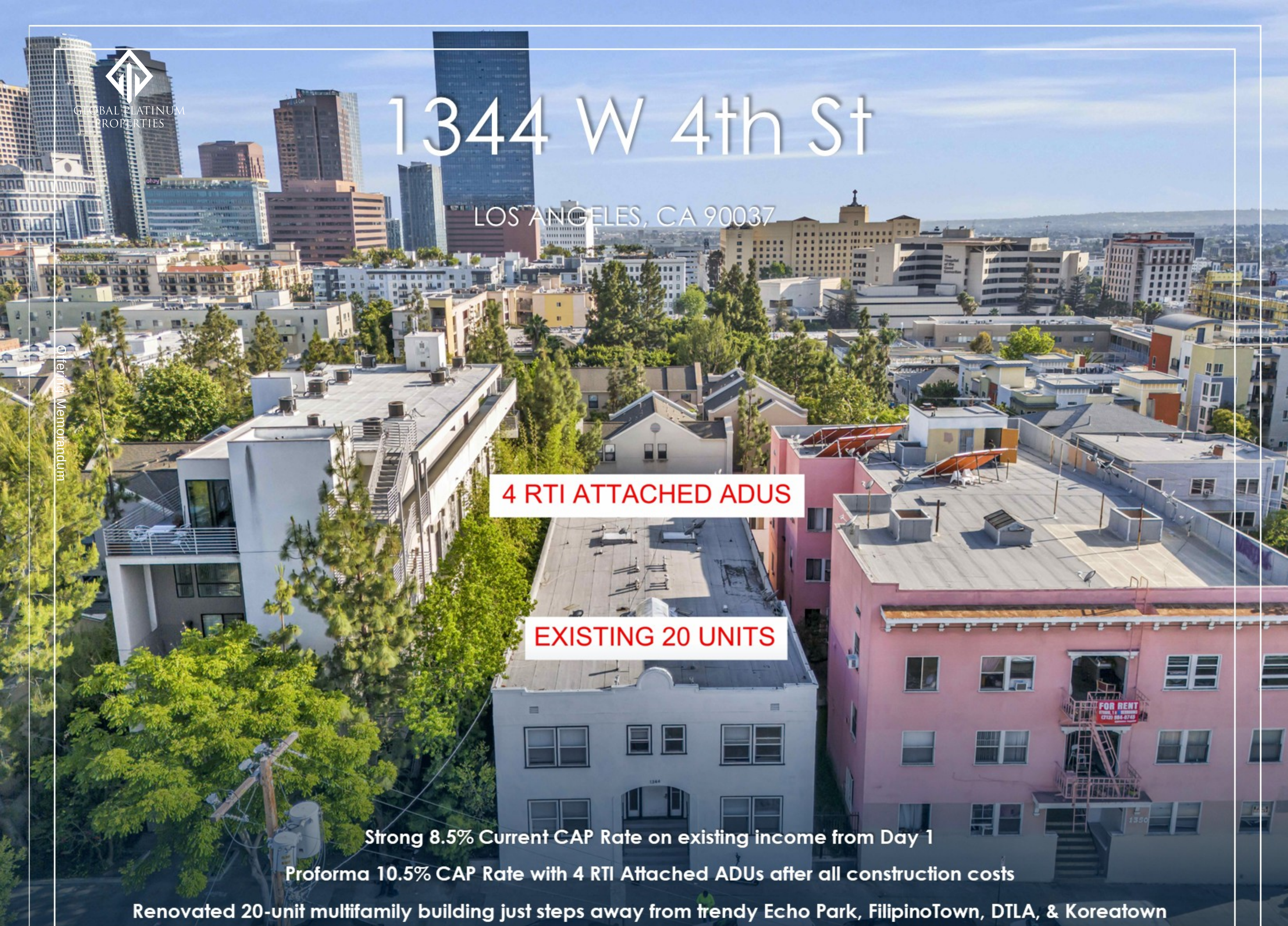
GLOBAL PLATINUM PROPERTIES

1344 W 4th St

LOS ANGELES, CA 90037

Offering Memorandum



Strong 8.5% Current CAP Rate on existing income from Day 1

Proforma 10.5% CAP Rate with 4 RTI Attached ADUs after all construction costs

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

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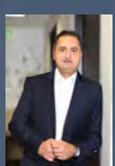

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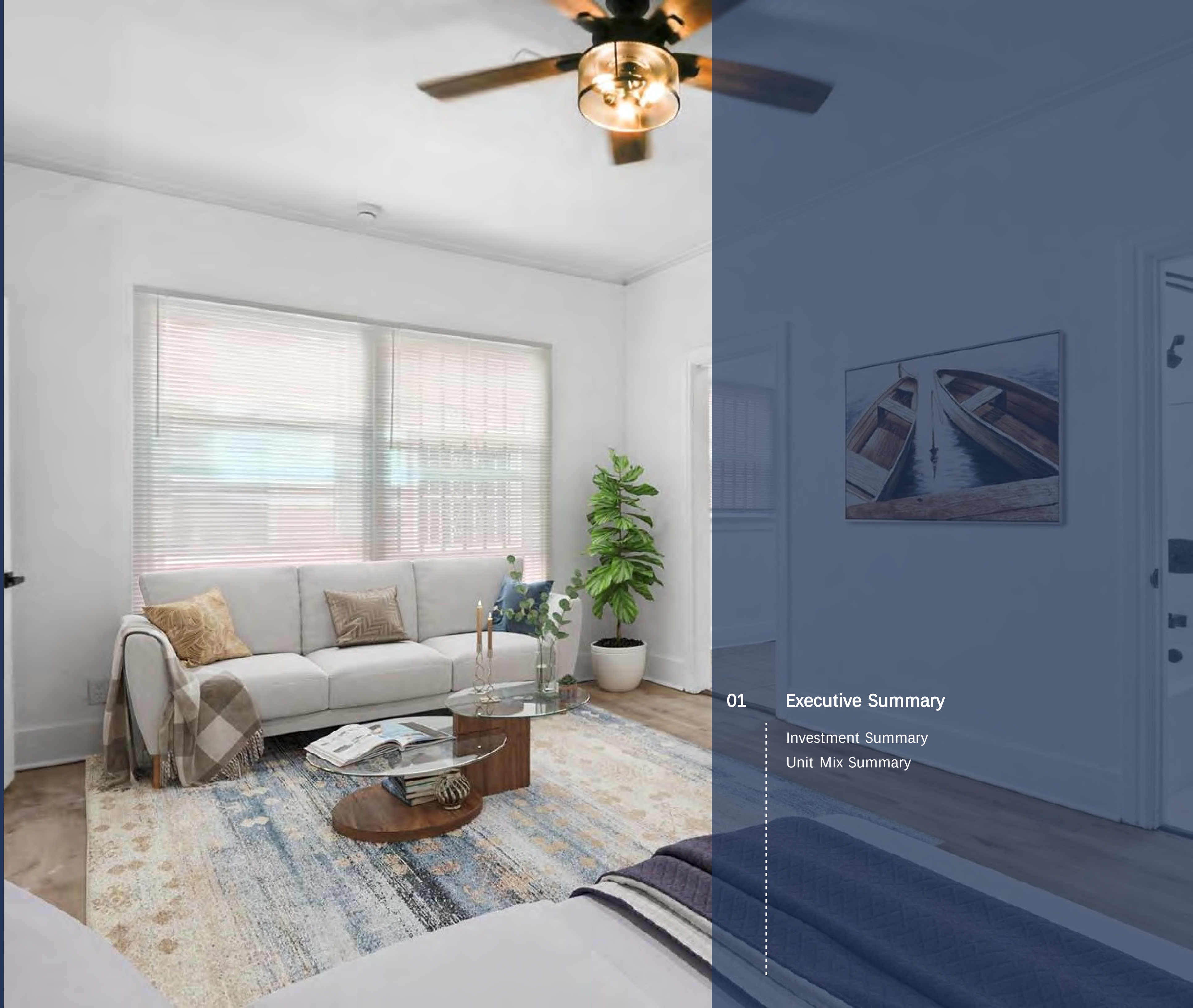

01 Executive Summary

OFFERING SUMMARY

ADDRESS	1344 W 4th St Los Angeles CA 90017
Price	$4,250,000
Number of Units - Current	20
Gross Square Feet - Current	7,700
Price/Unit - Current	$224,500
Price/SF - Current	$583
CAP Rate - Current	8.5%
GRM - Current	8.8
Number of Units - Proforma - 4 RTI ADUs	24
Gross Square Feet - Proforma - 920 SF 4 ADUs	8,620
Construction Cost - $340/SF	$322,000
Total Price	$4,572,000
Total Price/Unit - Proforma	$190,500
Price/SF - Proforma	$530
CAP Rate - Proforma	10.5%
GRM - Proforma	7.3

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

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Westlake Units Price Reduced

Price Reduction! Renovated 20-unit apartment building cash flowing at an amazing Current 8.5% Cap Rate from day 1! Fully Approved RTI plans to add 4 attached ADUs to achieve a remarkable 10.5% Cap Rate after taking into account all constructions costs (~322k assuming $350/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 $4,250,000 | $212,500/Unit | $583/SF
- Strong 8.5% Current CAP Rate and 8.8 GRM on existing income
- Proforma 10.5% CAP Rate and 7.3 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 $4,572,200 (including $322,000 for ADU construction at $350/SF)

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Key Features

- 4 RTI (Ready-to-Issue) Attached ADUs approved and shovel-ready — no entitlement risk
- ADU construction estimated at $350/SF for a total of 920 SF (4 x 230 SF units)
- Total construction cost of $322,000 adds 4 additional income-producing units
- Proforma rents of $2,134/month, based on market comparables for all units based on section 8 payment standards
- 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

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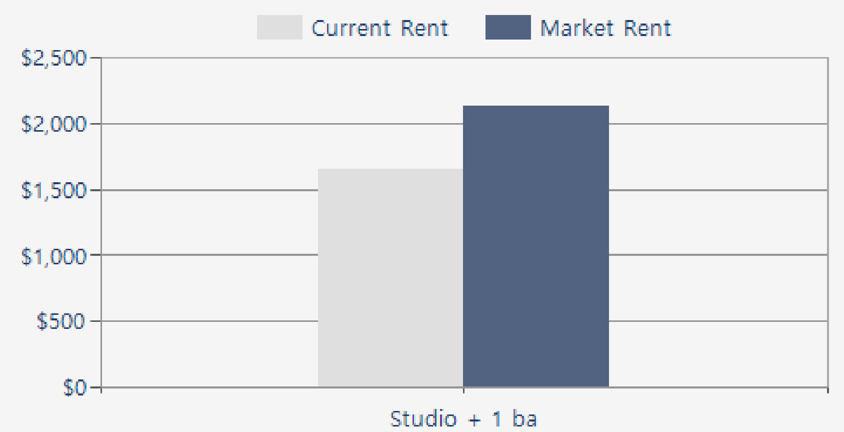
		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
Studio + 1 ba	24	$1,649	$39,564	$2,134	$51,216
Totals/Averages	**24**	**$1,649**	**$39,564**	**$2,134**	**$51,216**

Unit Mix Summary

Unit Mix Revenue

Actual vs. Market Revenue



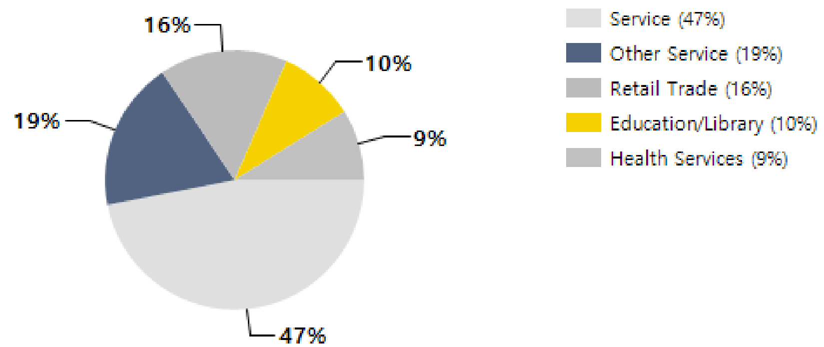
02 Location

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

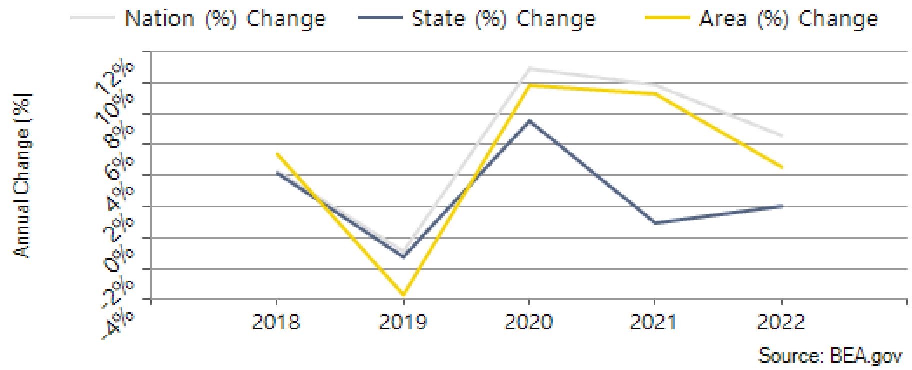
Major Industries by Employee Count

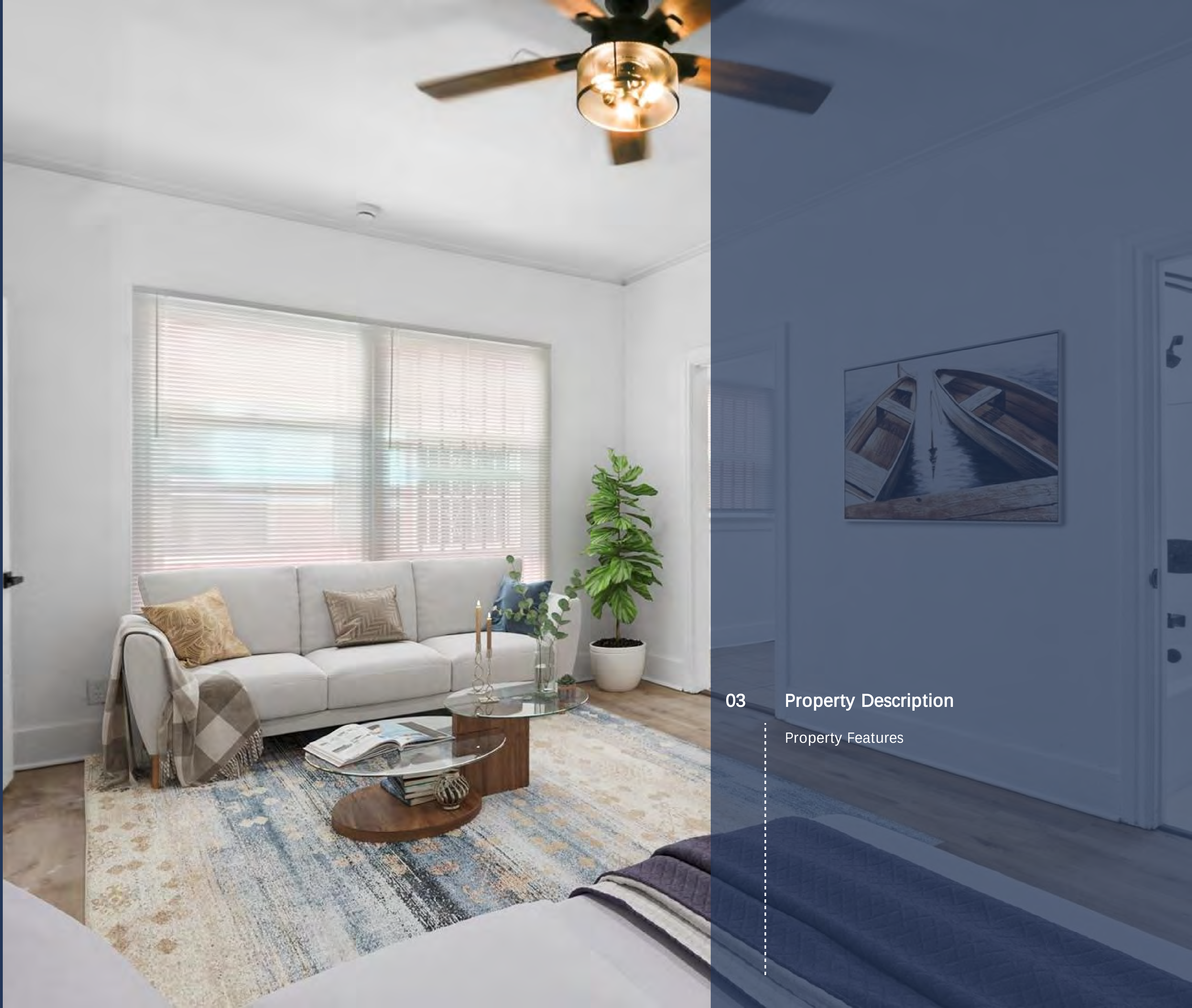


Largest Employers

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





03 **Property Description**

Property Features

PROPERTY FEATURES

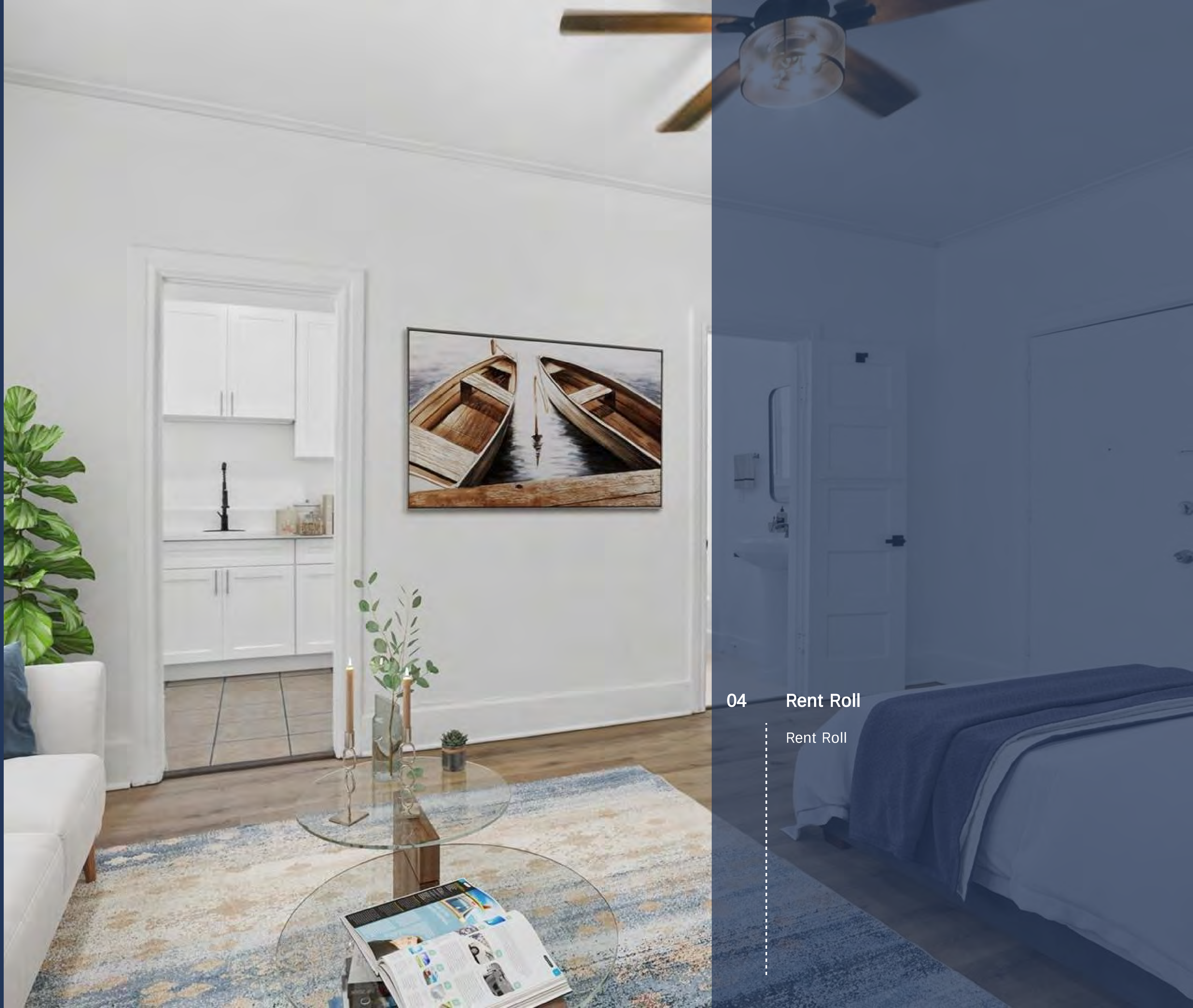
NUMBER OF UNITS	20
BUILDING SF	7,700
LAND SF	5,414
# OF PARCELS	1
ZONING TYPE	CW
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

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

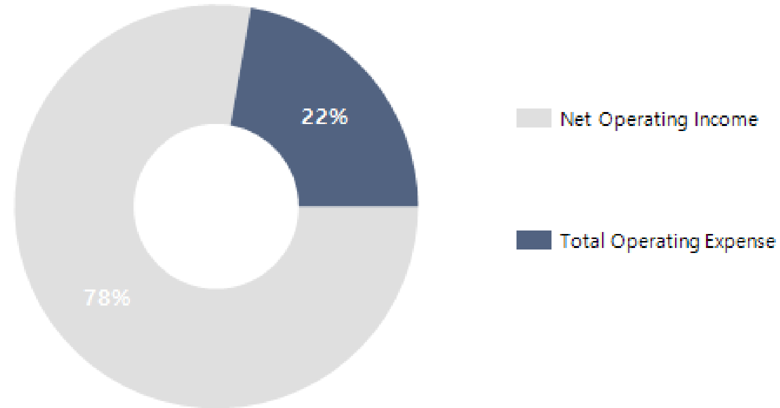
Unit	Unit Mix	Current Rent	Market Rent	Notes
1	Studio + 1 ba	$2,288.00	$2,134.00	Renovated
2	Studio + 1 ba	$1,370.00	$2,134.00	Unrenovated
3	Studio + 1 ba	$2,290.00	$2,134.00	Renovated
4	Studio + 1 ba	$2,134.00	$2,134.00	Renovated & Vacant
5	Studio + 1 ba	$2,134.00	$2,134.00	Renovated & Vacant
6	Studio + 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 - Vacant
22	Studio + 1 ba	$0.00	$2,134.00	RTI Attached ADU 2 - Vacant
23	Studio + 1 ba	$0.00	$2,134.00	RTI Attached ADU 3 - Vacant
24	Studio + 1 ba	$0.00	$2,134.00	RTI Attached ADU 4 - Vacant
Totals / Averages		**$39,564.00**	**$51,216.00**	

05

Financial Analysis

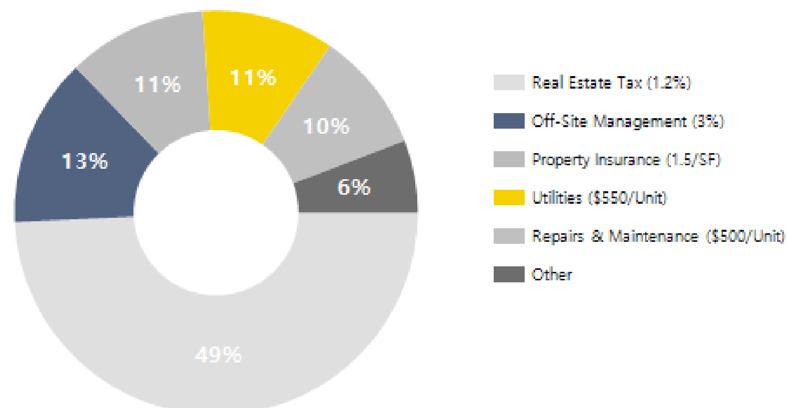
Income & Expense Analysis

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	$103,506	22.25%	$118,000	19.60%
Net Operating Income	**$361,674**		**$483,741**	

DISTRIBUTION OF EXPENSES
CURRENT



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	$51,000	$2,550	$51,000	$2,550
Property Insurance (1.5/SF)	$11,550	$578	$12,930	$647
Utilities ($550/Unit)	$11,000	$550	$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 ($200/Month)	$2,400	$120	$2,400	$120
Cleaning & Gardening ($200/Month)	$2,400	$120	$2,400	$120
Total Operating Expense	**$103,506**	**$5,175**	**$118,000**	**$5,900**
Expense / SF	$13.44		$15.32	
% of EGI	22.25%		19.60%	

* Expenses are estimated

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

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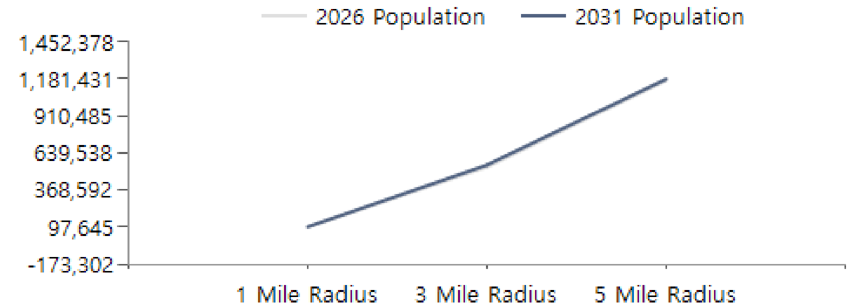
06 Demographics

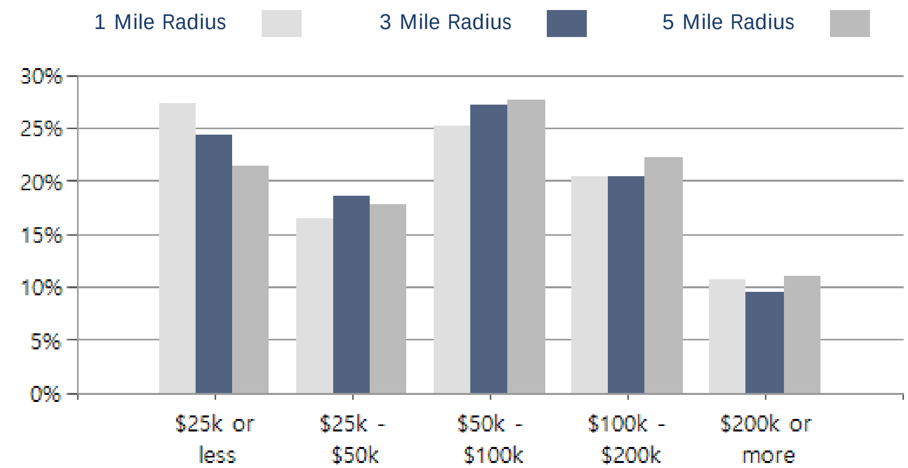
General Demographics

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%

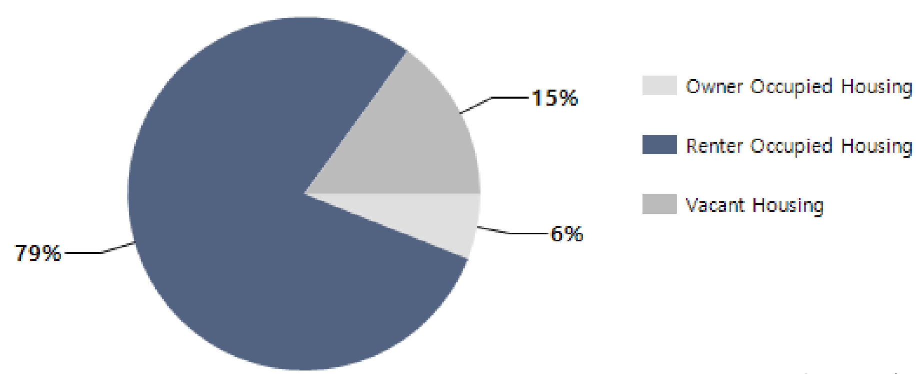
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	8,862	36,276	61,117
$15,000-$24,999	3,348	17,819	34,041
$25,000-$34,999	3,207	18,278	34,592
$35,000-$49,999	4,142	22,910	44,911
$50,000-$74,999	6,269	34,933	70,394
$75,000-$99,999	4,956	25,305	53,045
$100,000-$149,999	5,573	29,334	63,477
$150,000-$199,999	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



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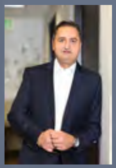

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