



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 6.5% Cap Rate from day 1 with upside to an 8.1% Cap on proforma
Approved RTI plans to add 8 detached ADUs to 12.1% current Cap Rate, 13.3% proforma Cap, \$156/Unit after all costs
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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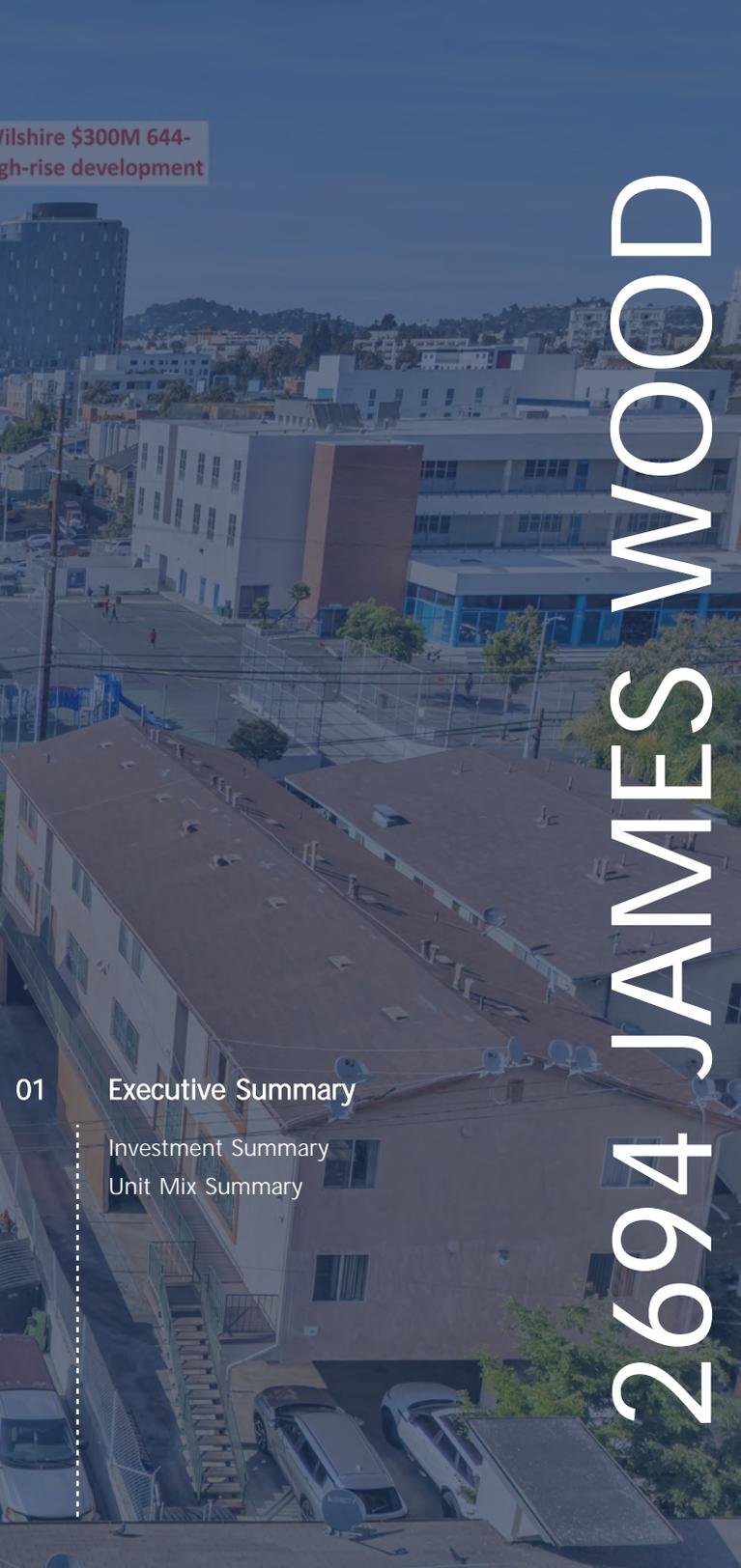
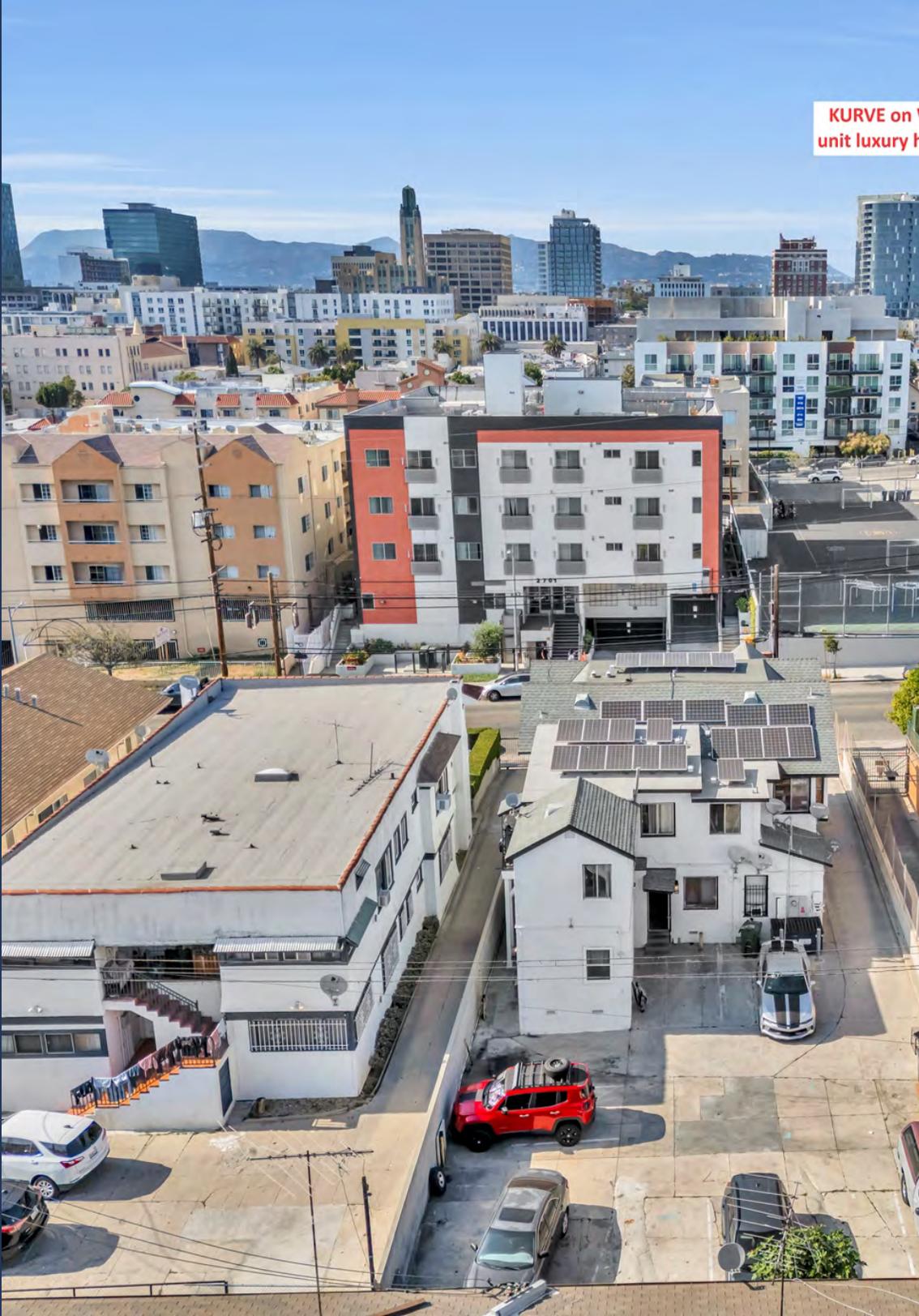
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KURVE on Wilshire \$300M 644-unit luxury high-rise development



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	\$1,825,000
PRICE PSF	\$536.92
PRICE PER UNIT	\$228,125
OCCUPANCY	87.5%
NOI (CURRENT)	\$118,633
NOI (Pro Forma)	\$148,770
CAP RATE (CURRENT)	6.50%
CAP RATE (Pro Forma)	8.15%
GRM (CURRENT)	10.58
GRM (Pro Forma)	8.91



FINANCIAL SUMMARY - AFTER 8 ADUs

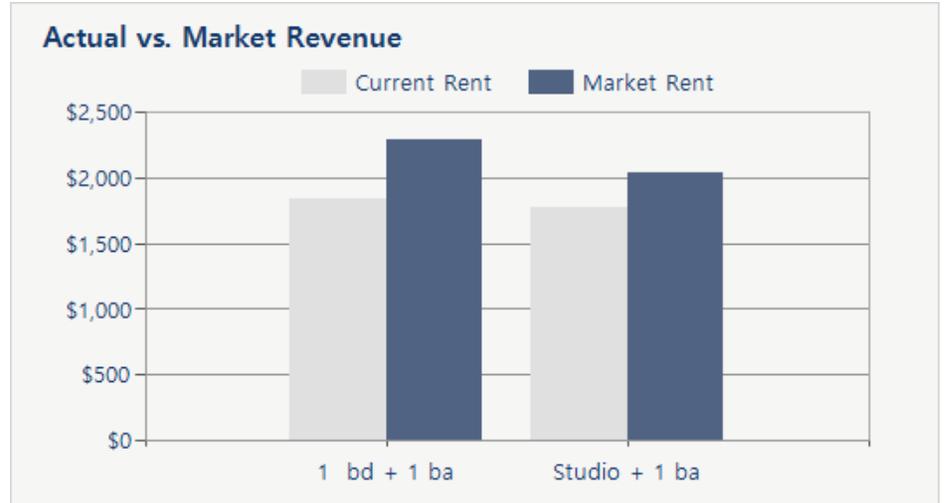
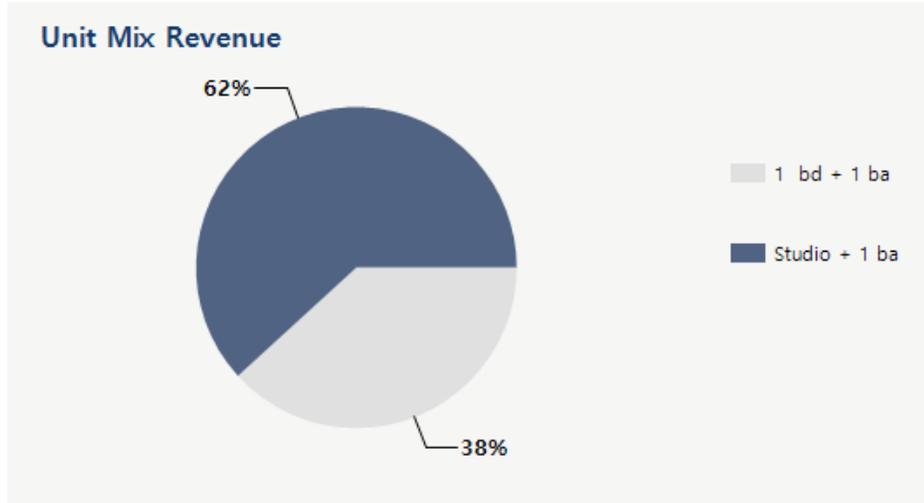
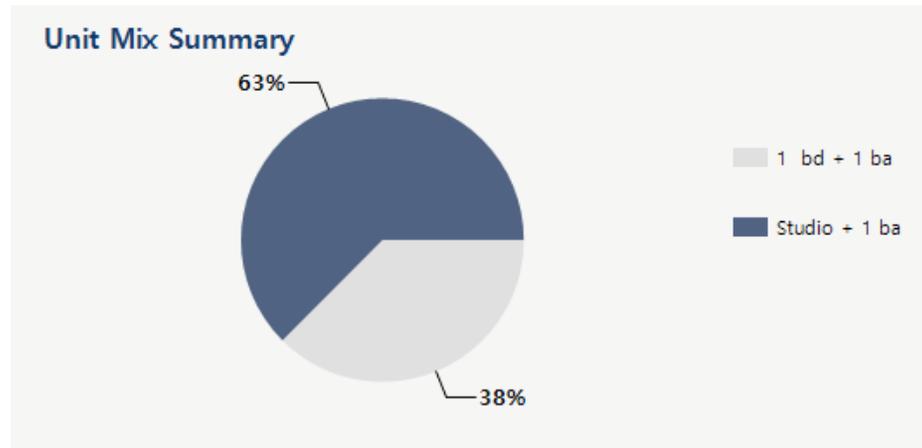
Price	\$1,825,000
Construction Cost – \$250/SF	\$680,000
Total Price	\$2,505,000
Number of Units – 8 ADUs	16
Gross Square Feet – 8 ADUs 2,270 SF	6,119
Price/Unit	\$156,563
Price/SF	\$298.25
Current CAP Rate	12.1%
Current GRM	6.3
Proforma Cap Rate	13.37%
Proforma GRM	5.9

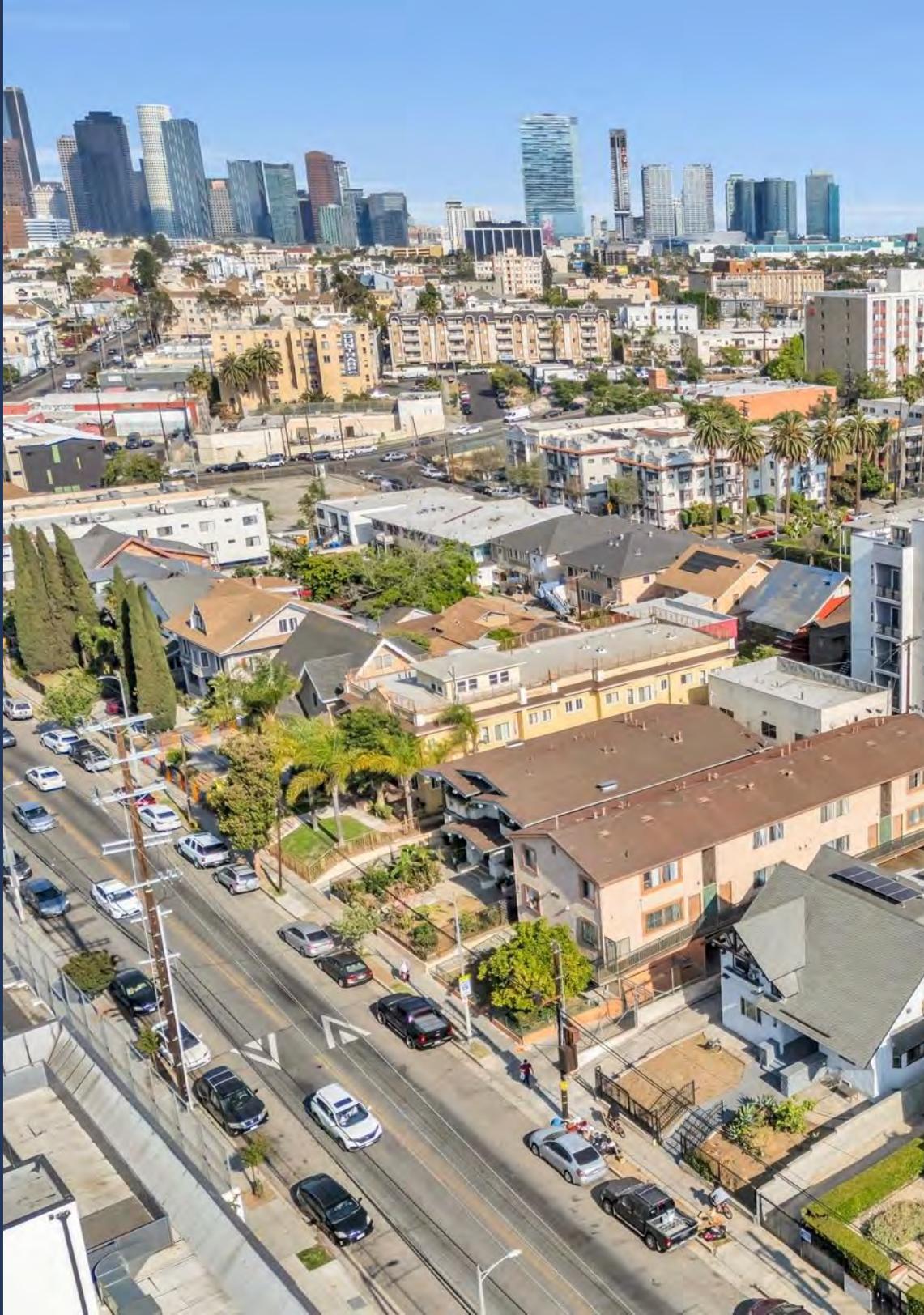
3rd Price Reduction! 8-unit building cash flowing at a 6.5% Cap Rate from day 1 with upside to an 8.1% Cap on Proforma! Approved RTI plans to add 8 detached ADUs in the back parking lot to achieve an incredible 12.1% Current Cap Rate, 13.3% Proforma Cap, and only 156k/unit after taking into account all 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 6.5% Cap Rate from day one, with potential to reach 8.1% on Proforma; opportunity to achieve up to 12.1% 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	\$1,831	\$5,494	\$2,289	\$6,867
Studio + 1 ba	5	\$1,776	\$8,881	\$2,041	\$10,205
Totals/Averages	8	\$1,797	\$14,375	\$2,134	\$17,072





02

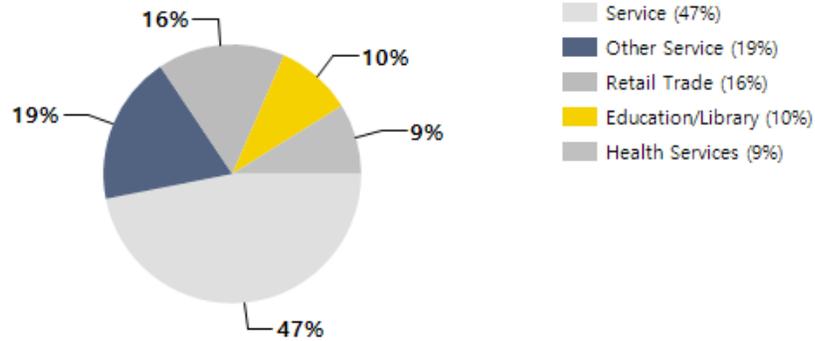
Location

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!

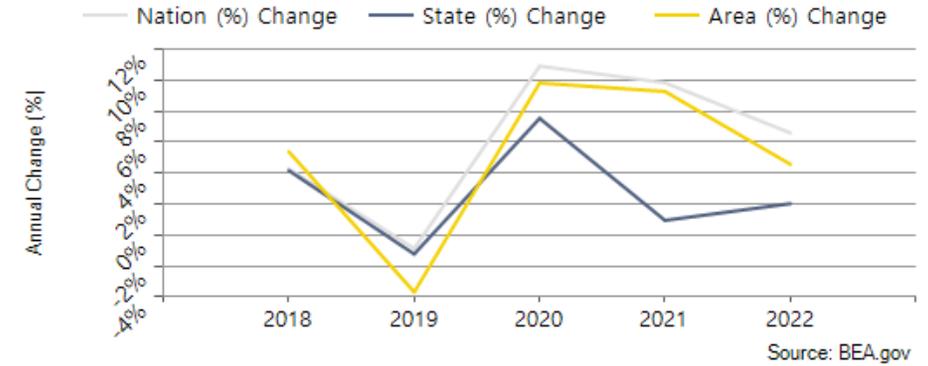
Major Industries by Employee Count



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





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Property Description

Property Features

PROPERTY FEATURES

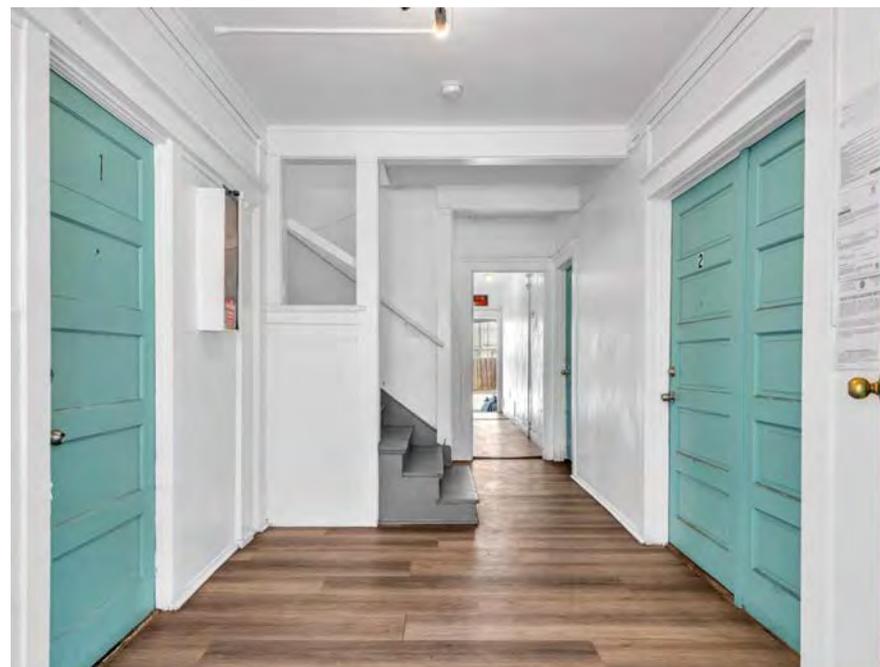
NUMBER OF UNITS	8
BUILDING SF	3,399
LAND SF	6,750
LAND ACRES	.154
YEAR BUILT	1906
# OF PARCELS	1
ZONING TYPE	R4-1
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	135 X 50
NUMBER OF PARKING SPACES	8
PARKING RATIO	1:1

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





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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	\$1,184.00	\$2,041.00	
3	1 bd + 1 ba	\$2,289.00	\$2,289.00	Renovated & Vacant
4	Studio + 1 ba	\$2,115.00	\$2,041.00	Renovated
5	1 bd + 1 ba	\$1,555.00	\$2,289.00	
6	Studio + 1 ba	\$1,649.00	\$2,041.00	Renovated
7	Studio + 1 ba	\$1,918.00	\$2,041.00	Renovated
8	1 bd + 1 ba	\$1,650.00	\$2,289.00	
Totals / Averages		\$14,375.00	\$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	\$1,184.00	\$2,041.00	
3	1 bd + 1 ba	\$2,289.00	\$2,289.00	Renovated & Vacant
4	Studio + 1 ba	\$2,115.00	\$2,041.00	Renovated
5	1 bd + 1 ba	\$1,555.00	\$2,289.00	
6	Studio + 1 ba	\$1,649.00	\$2,041.00	Renovated
7	Studio + 1 ba	\$1,918.00	\$2,041.00	Renovated
8	1 bd + 1 ba	\$1,650.00	\$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		\$32,686.68	\$35,384.00	



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Financial Analysis

Income & Expense Analysis

Income-Current No New Units

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$172,500	\$204,864
Gross Potential Income	\$172,500	\$204,864
General Vacancy	-\$5,175	-\$6,146
Effective Gross Income	\$167,325	\$198,718
Less Expenses	\$48,692	\$49,948
Net Operating Income	\$118,633	\$148,770

Income-After 8 ADUs

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$392,240	\$424,608
Gross Potential Income	\$392,240	\$424,608
General Vacancy	-\$11,767.21	-\$12,738.24
Effective Gross Income	\$380,473	\$411,870
Less Expenses	\$75,957	\$77,213
Net Operating Income	\$304,516	\$334,656

Expenses -Current No New Units

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$21,900	\$21,900
Property Insurance (\$1.5/SF)	\$5,099	\$5,099
Utilities (\$1,000/Unit)	\$8,000	\$8,000
Pest Control (\$100/Month)	\$1,200	\$1,200
Repairs & Maintenance (\$500/Unit)	\$4,000	\$4,000
Management (4%)	\$6,693	\$7,949
Cleaning & Gardening (\$150/Month)	\$1,800	\$1,800
Total Operating Expense	\$48,692	\$49,948

Expenses -After 8 ADUs

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$30,360	\$30,360
Property Insurance (\$1.5/SF)	\$9,179	\$9,179
Utilities (\$1,000/Unit)	\$9,600	\$9,600
Pest Control (\$100/Month)	\$1,200	\$1,200
Repairs & Maintenance (\$500/Unit)	\$8,000	\$8,000
Management (4%)	\$15,219	\$15,219
Cleaning & Gardening (\$150/Month)	\$2,400	\$2,400
Total Operating Expense	\$75,957	\$77,213

* Expenses are estimated

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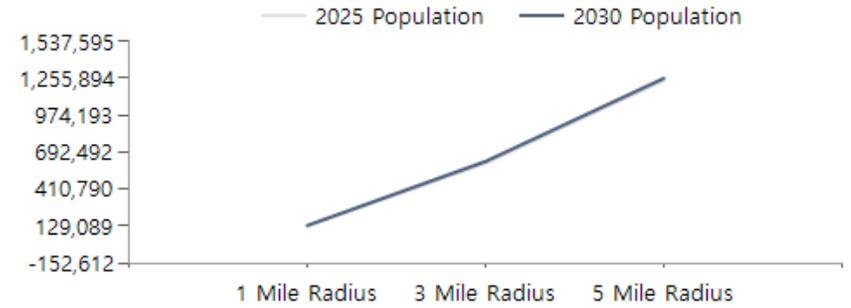
Demographics

General Demographics

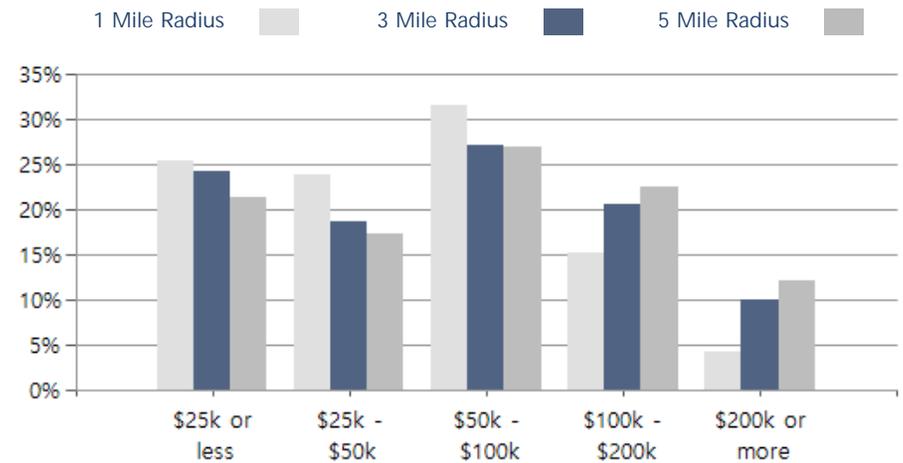
Race Demographics

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%

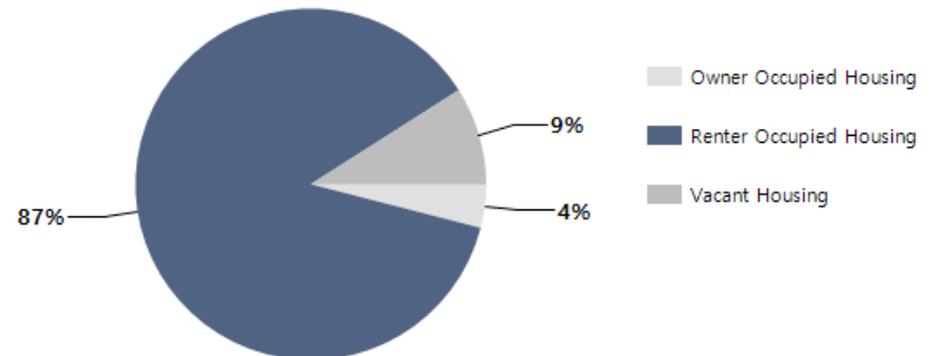
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8,655	40,238	68,814
\$15,000-\$24,999	4,768	20,518	37,269
\$25,000-\$34,999	5,617	20,890	37,332
\$35,000-\$49,999	7,050	26,083	49,066
\$50,000-\$74,999	9,828	39,650	76,463
\$75,000-\$99,999	6,871	28,493	58,399
\$100,000-\$149,999	5,724	33,349	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

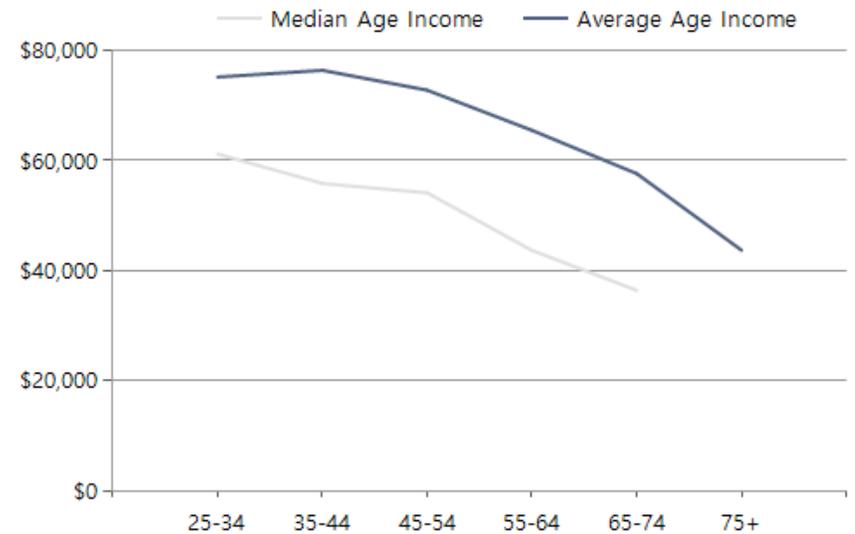
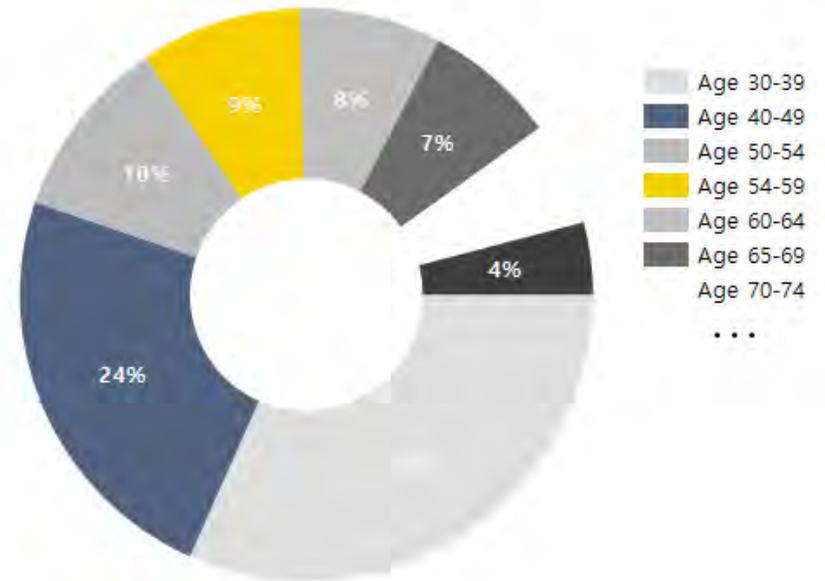


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	13,183	66,457	132,372
2025 Population Age 35-39	11,267	54,823	111,263
2025 Population Age 40-44	9,685	45,196	93,423
2025 Population Age 45-49	8,500	38,404	79,768
2025 Population Age 50-54	7,947	36,970	75,779
2025 Population Age 55-59	7,024	33,903	68,944
2025 Population Age 60-64	6,157	30,457	61,882
2025 Population Age 65-69	5,776	26,452	53,203
2025 Population Age 70-74	4,489	21,176	43,232
2025 Population Age 75-79	3,149	15,153	30,378
2025 Population Age 80-84	2,185	10,034	20,008
2025 Population Age 85+	1,995	9,320	18,984
2025 Population Age 18+	106,128	516,059	1,035,487
2025 Median Age	37	37	37
2030 Median Age	38	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,223	\$72,121	\$77,843
Average Household Income 25-34	\$75,213	\$95,737	\$104,123
Median Household Income 35-44	\$55,862	\$71,307	\$80,764
Average Household Income 35-44	\$76,445	\$109,706	\$122,935
Median Household Income 45-54	\$54,164	\$68,345	\$80,125
Average Household Income 45-54	\$72,831	\$104,965	\$121,836
Median Household Income 55-64	\$43,692	\$54,315	\$63,450
Average Household Income 55-64	\$65,534	\$93,281	\$106,682
Median Household Income 65-74	\$36,416	\$41,845	\$48,550
Average Household Income 65-74	\$57,659	\$76,550	\$86,027
Average Household Income 75+	\$43,724	\$60,037	\$66,196

Population By Age



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