



GLOBAL PLATINUM
PROPERTIES

1419 W. 36TH ST.

LOS ANGELES, CA 90018



Offering Memorandum

Prime two-story, 4-unit property near USC with strong growth potential and steady income at a 5.05% cap rate. Individual metering, large rear lot with possibilities for ADUs, and proximity to transit and major developments. Excellent opportunity for growth in a rapidly evolving LA neighborhood, boosted by upcoming international events.

4 Large Units Just West of USC

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Brokerage License No.: 02062910

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01 Executive Summary
Investment Summary
Unit Mix Summary

OFFERING SUMMARY

ADDRESS	1419 W 36th St. Los Angeles CA 90018
COUNTY	Los Angeles
MARKET	Los Angeles Metro
SUBMARKET	USC North University Park District
BUILDING SF	4,786 SF
LAND SF	6,804 SF
LAND ACRES	.156
NUMBER OF UNITS	4
APN	5041011004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,395,000
PRICE PSF	\$291.48
PRICE PER UNIT	\$348,750
OCCUPANCY	100%
NOI (CURRENT)	\$70,450
NOI (Pro Forma)	\$104,320
CAP RATE (CURRENT)	5.05%
CAP RATE (Pro Forma)	7.48%
GRM (CURRENT)	13.30
GRM (Pro Forma)	9.88

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	63,921	560,691	1,258,660
2025 Median HH Income	\$57,188	\$59,741	\$65,300
2025 Average HH Income	\$79,058	\$85,401	\$97,328



Cash Flowing Units with Significant Upside

This is a rare opportunity to acquire a two-story, four-unit property just west of USC—an area undergoing rapid growth and significant new development. With 4,786 sq. ft. of improvements on a generous lot with ample parking, the asset is well-positioned for strong tenant demand and future expansion.

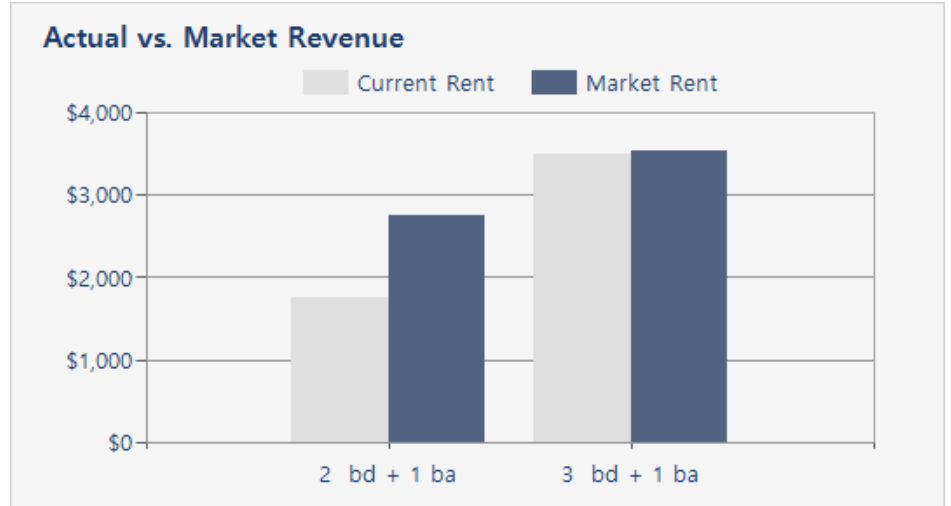
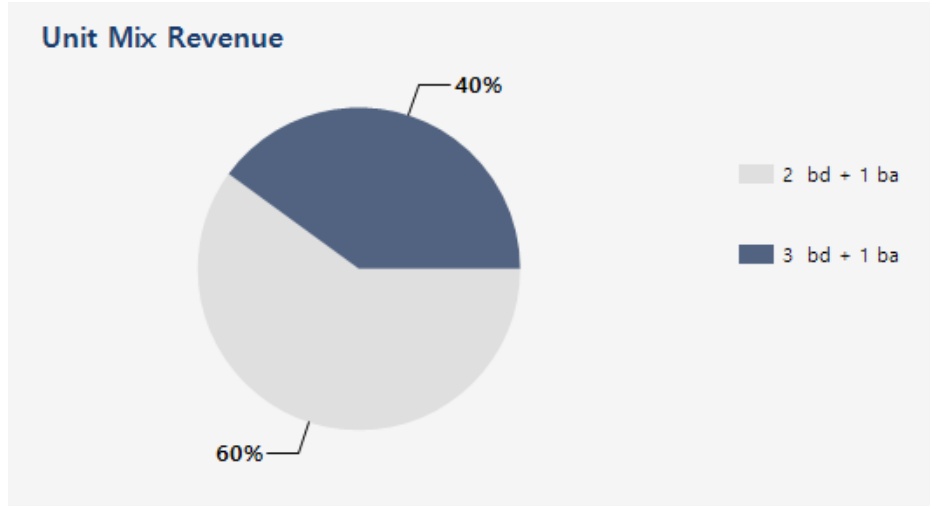
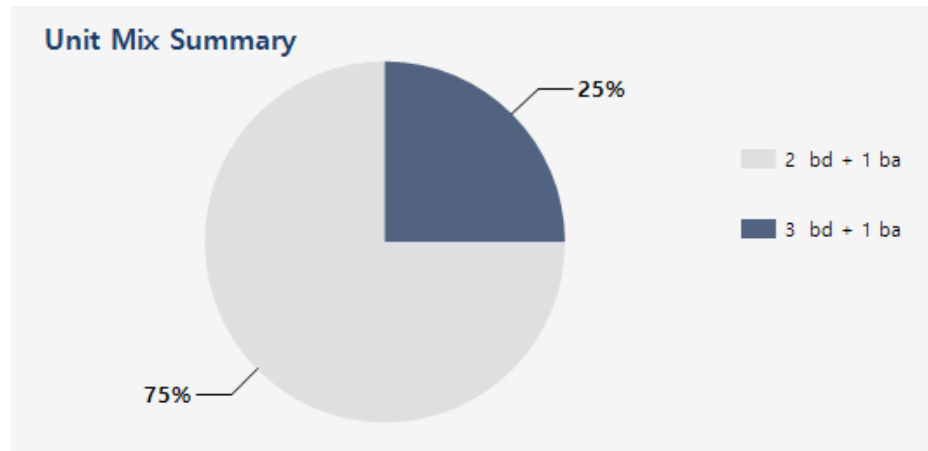
The property offers an attractive blend of stability and upside: a solid 5.0% cap rate and meaningful rent growth potential, with two units poised for 75–100% increases. Preliminary plans to add four ADUs further enhance the long-term value proposition. Each unit is individually metered for gas and electricity, keeping operating costs low and management efficient. The expansive rear lot provides excellent flexibility for additional ADU development.

Located a stones throw away from USC security and adjacent to new construction, the property sits in a neighborhood energized by ongoing multifamily and commercial projects, major infrastructure upgrades, and global events including the 2026 World Cup and 2028 Olympics. Its proximity to the Expo Line offers seamless access to transit, employment centers, and entertainment.

This is an exceptional chance to secure a cash-flowing asset with multiple avenues for growth in one of Los Angeles' most dynamic and rapidly evolving submarkets.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 1 ba	3	\$1,749	\$5,247	\$2,748	\$8,244
3 bd + 1 ba	1	\$3,494	\$3,494	\$3,528	\$3,528
Totals/Averages	4	\$2,185	\$8,741	\$2,943	\$11,772



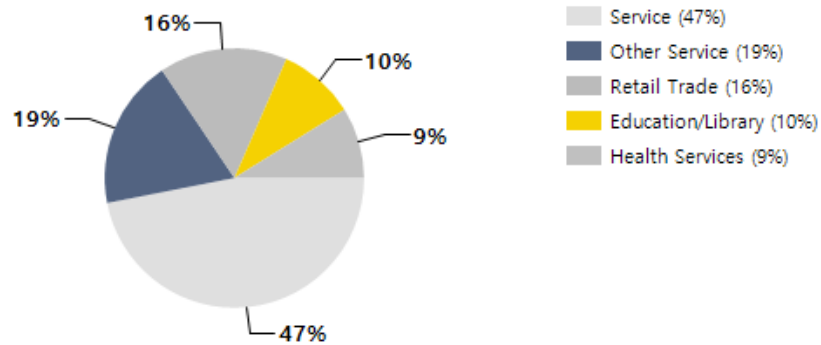


02

Location

- Location Summary
- Local Business Map

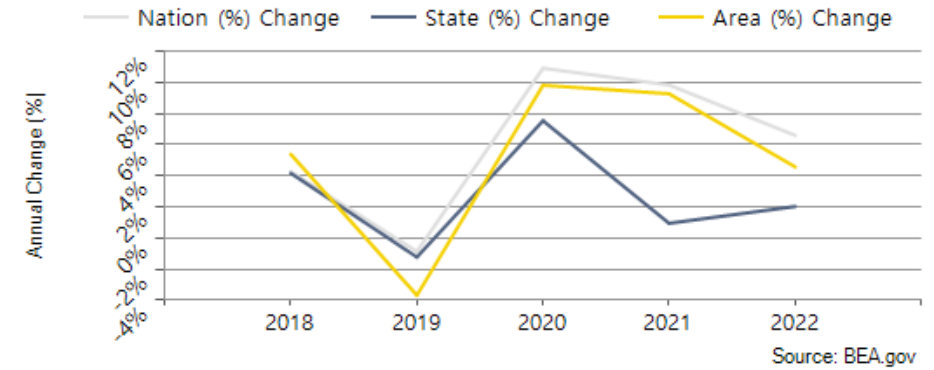
Major Industries by Employee Count

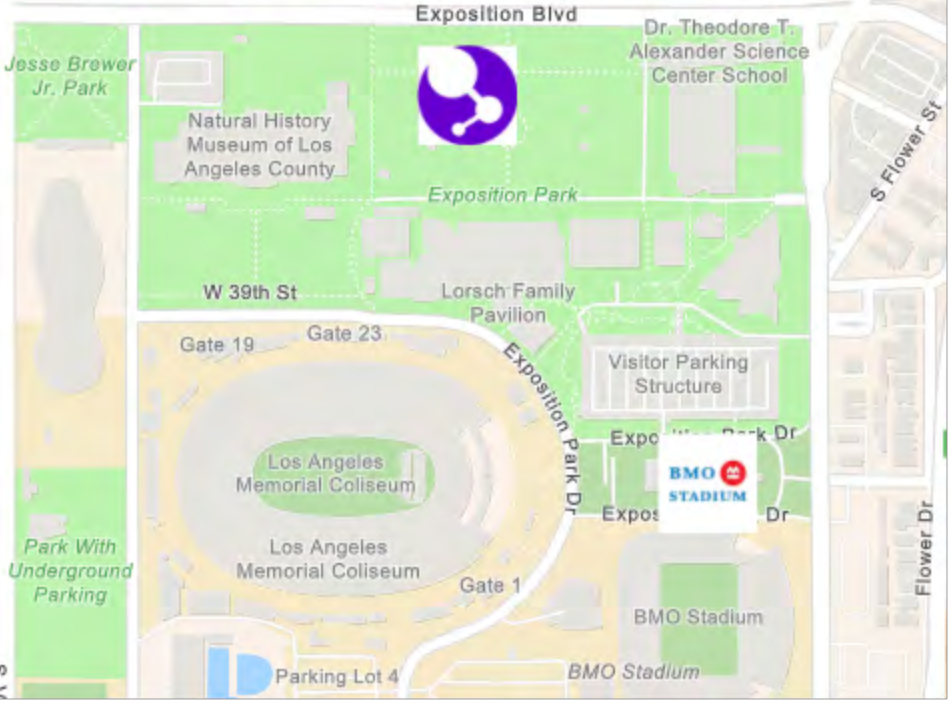
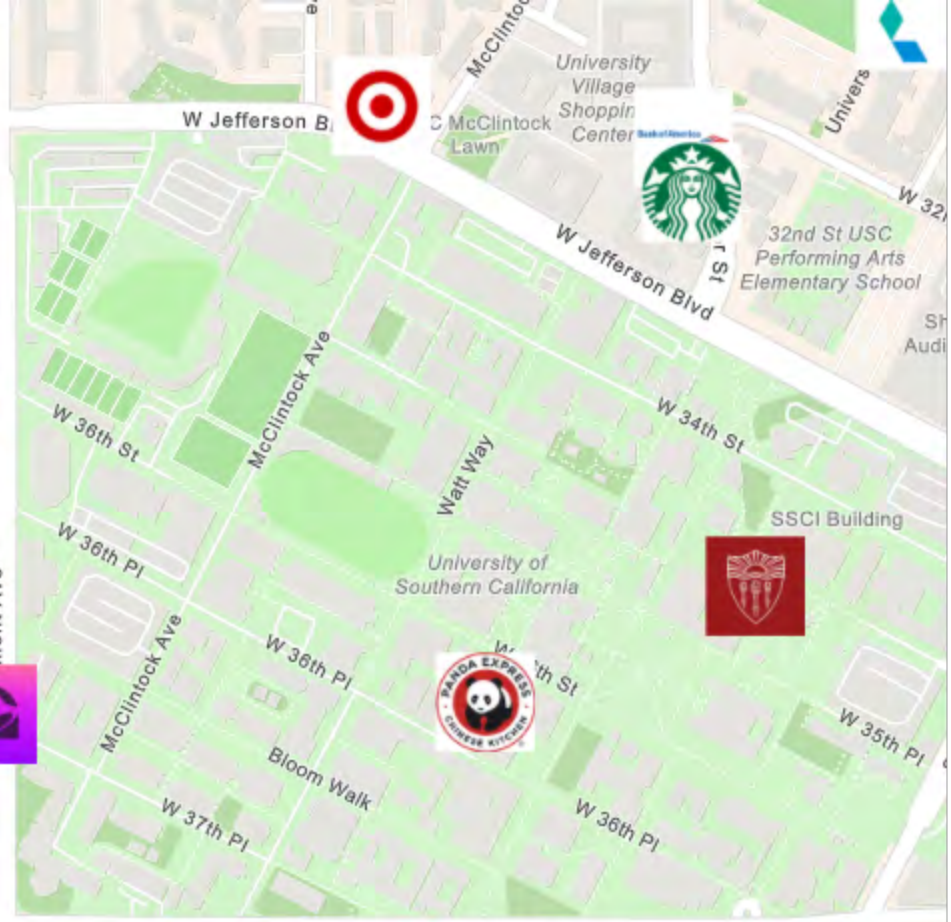
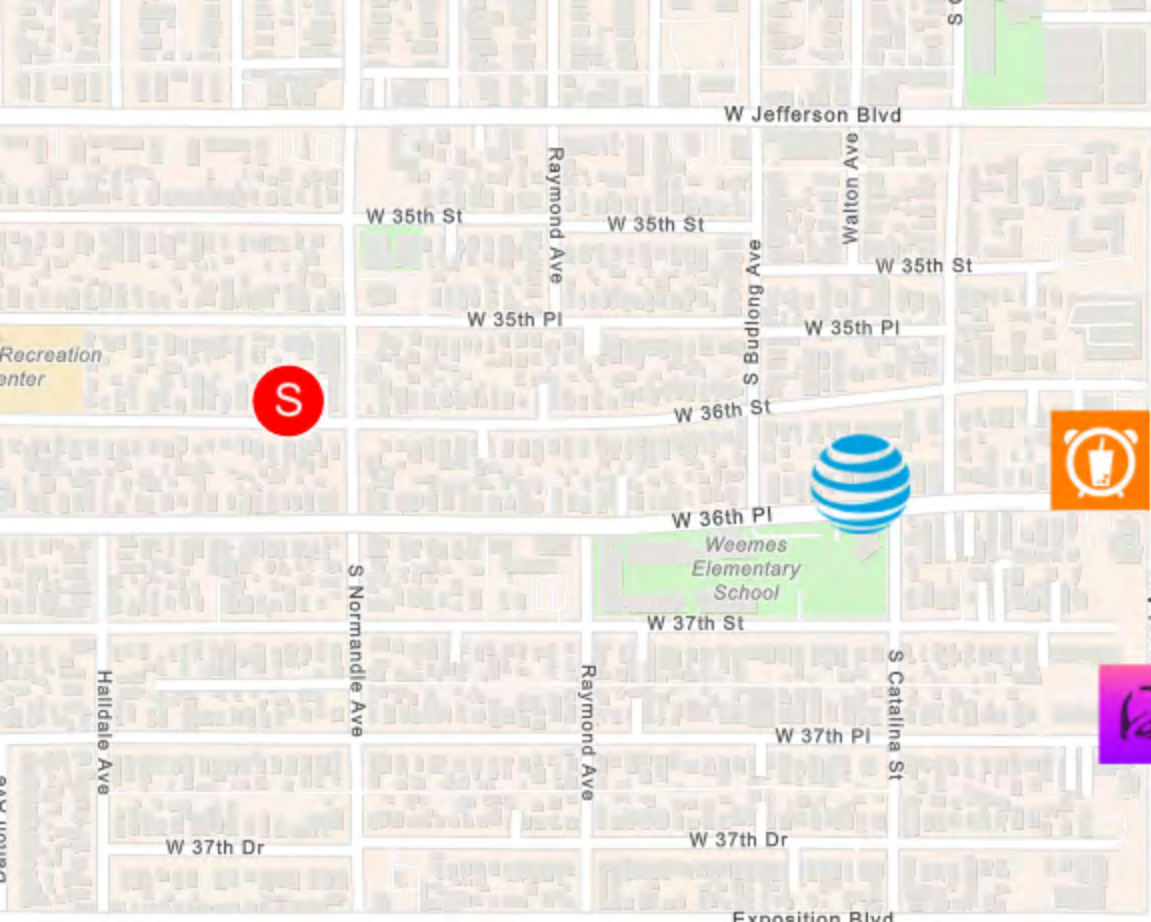


Largest Employers

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 Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	4,786
LAND SF	6,804
LAND ACRES	.156
# OF PARCELS	1
ZONING TYPE	R2-1-O-CPIO
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	50 X 136
NUMBER OF PARKING SPACES	~7
PARKING RATIO	2:1

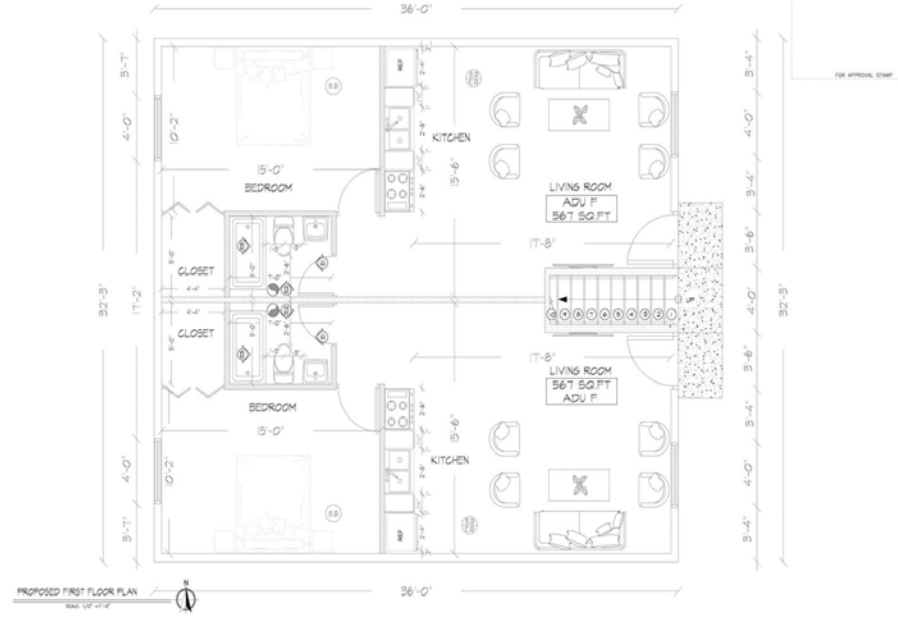
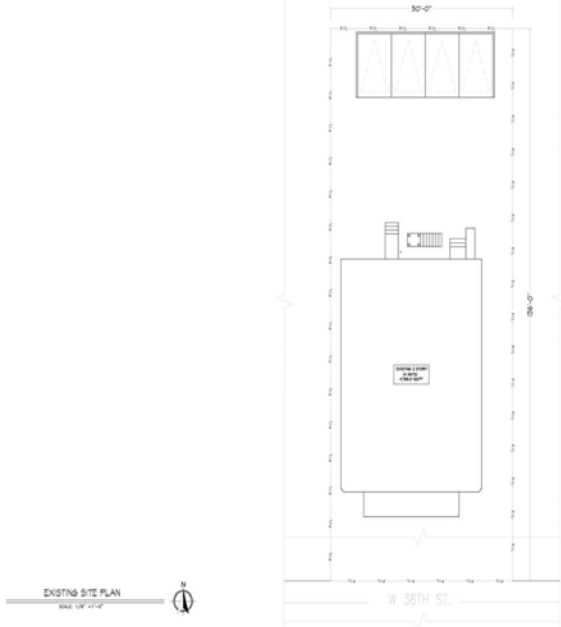
UTILITIES

WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat





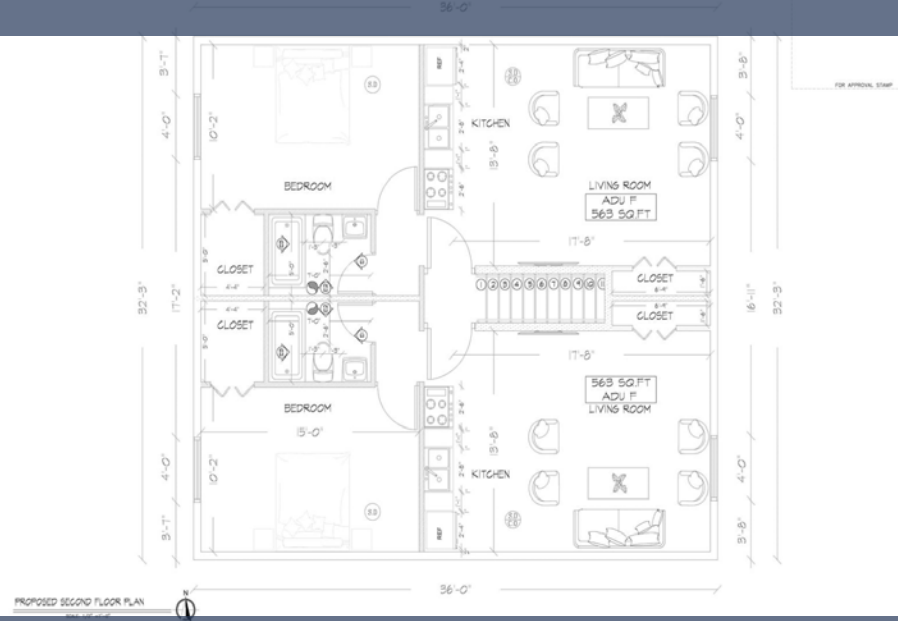
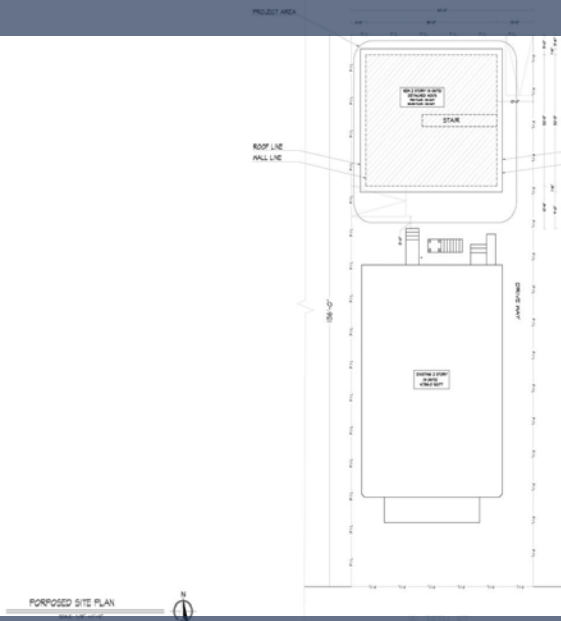
BLDGBIT.COM	PROJECT NAME:	PROJECT ADDRESS:	REV. #:	DATE/SCALE:	NOTE:	LEGAL PROPERTY DESCRIPTION:	SHEET TITLE:
	4 DETACHED ADUS	1419 W 36TH ST LOS ANGELES, CA 90018	1			Existing	EXISTING SITE PLAN
			2			ADU	ADU
			3			DECK	DECK
			4			REAR BUILD	REAR BUILD

REV. #:	DATE/SCALE:	NOTE:	LEGAL PROPERTY DESCRIPTION:	SHEET TITLE:
1			Existing	EXISTING SITE PLAN
2			ADU	ADU
3			DECK	DECK
4			REAR BUILD	REAR BUILD

BLDGBIT.COM	PROJECT NAME:	PROJECT ADDRESS:	REV. #:	DATE/SCALE:	NOTE:	LEGAL PROPERTY DESCRIPTION:	SHEET TITLE:
	4 DETACHED ADUS	1419 W 36TH ST LOS ANGELES, CA 90018	1			Existing	PROPOSED FIRST FLOOR PLAN
			2			ADU	ADU
			3			DECK	DECK
			4			REAR BUILD	REAR BUILD

REV. #:	DATE/SCALE:	NOTE:	LEGAL PROPERTY DESCRIPTION:	SHEET TITLE:
1			Existing	PROPOSED FIRST FLOOR PLAN
2			ADU	ADU
3			DECK	DECK
4			REAR BUILD	REAR BUILD

ADU Development Potential



BLDGBIT.COM	PROJECT NAME:	PROJECT ADDRESS:	REV. #:	DATE/SCALE:	NOTE:	LEGAL PROPERTY DESCRIPTION:	SHEET TITLE:
	4 DETACHED ADUS	1419 W 36TH ST LOS ANGELES, CA 90018	1			Existing	PROPOSED SITE PLAN
			2			ADU	ADU
			3			DECK	DECK
			4			REAR BUILD	REAR BUILD

REV. #:	DATE/SCALE:	NOTE:	LEGAL PROPERTY DESCRIPTION:	SHEET TITLE:
1			Existing	PROPOSED SITE PLAN
2			ADU	ADU
3			DECK	DECK
4			REAR BUILD	REAR BUILD

BLDGBIT.COM	PROJECT NAME:	PROJECT ADDRESS:	REV. #:	DATE/SCALE:	NOTE:	LEGAL PROPERTY DESCRIPTION:	SHEET TITLE:
	4 DETACHED ADUS	1419 W 36TH ST LOS ANGELES, CA 90018	1			Existing	PROPOSED SECOND FLOOR PLAN
			2			ADU	ADU
			3			DECK	DECK
			4			REAR BUILD	REAR BUILD

REV. #:	DATE/SCALE:	NOTE:	LEGAL PROPERTY DESCRIPTION:	SHEET TITLE:
1			Existing	PROPOSED SECOND FLOOR PLAN
2			ADU	ADU
3			DECK	DECK
4			REAR BUILD	REAR BUILD

Preliminary architectural concepts illustrate the potential to add four ADUs on the expansive rear portion of the lot.



04

Rent Roll

Rent Roll

LARGE 4 UNITS JUST WEST OF USC

Unit	Unit Mix	Current Rent	Market Rent	Notes
1419	2 bd + 1 ba	\$2,271.00	\$2,748.00	Section 8 - Month to Month
1419 1/2	2 bd + 1 ba	\$1,585.00	\$2,748.00	Month to Month
1421	2 bd + 1 ba	\$1,391.00	\$2,748.00	Month to Month
1421 1/2	3 bd + 1 ba	\$3,494.00	\$3,528.00	Section 8 - Month to Month
Totals / Averages		\$8,741.00	\$11,772.00	





05

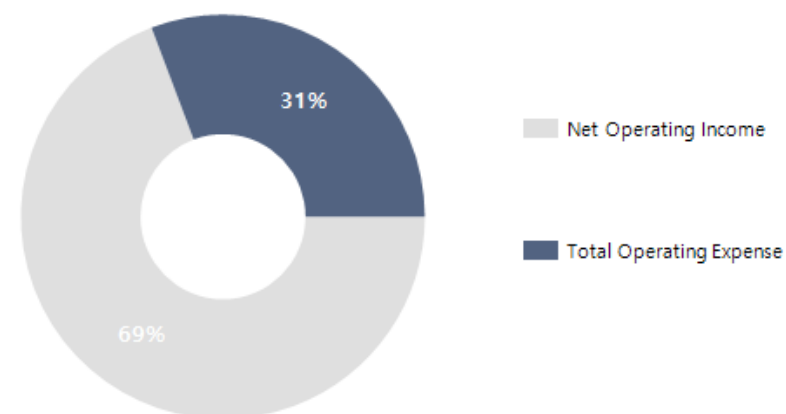
Financial Analysis

Income & Expense Analysis



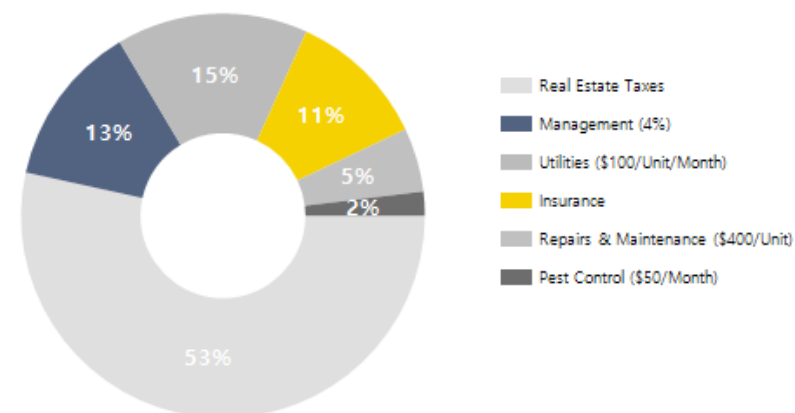
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$104,892		\$141,264	
Gross Potential Income	\$104,892		\$141,264	
General Vacancy	-\$3,147	2.96%	-\$4,237	2.99%
Effective Gross Income	\$101,745		\$137,027	
Less Expenses	\$31,296	30.74%	\$32,707	23.86%
Net Operating Income	\$70,450		\$104,320	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$16,726	\$4,182	\$16,726	\$4,182
Insurance	\$3,500	\$875	\$3,500	\$875
Management (4%)	\$4,070	\$1,018	\$5,481	\$1,370
Utilities (\$100/Unit/Month)	\$4,800	\$1,200	\$4,800	\$1,200
Repairs & Maintenance (\$400/Unit)	\$1,600	\$400	\$1,600	\$400
Pest Control (\$50/Month)	\$600	\$150	\$600	\$150
Total Operating Expense	\$31,296	\$7,824	\$32,707	\$8,177
Expense / SF	\$6.54		\$6.83	
% of EGI	30.74%		23.86%	

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

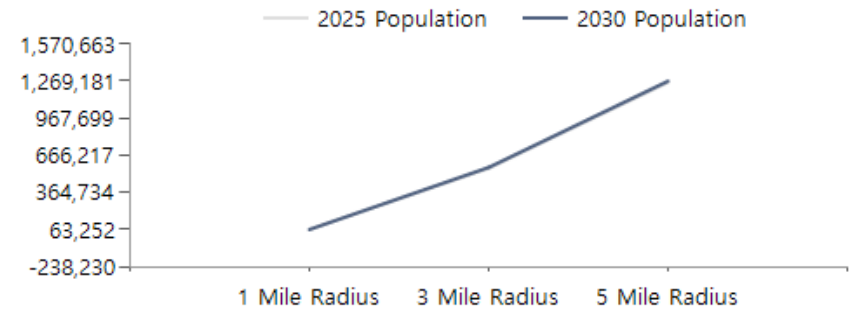
Demographics

General Demographics

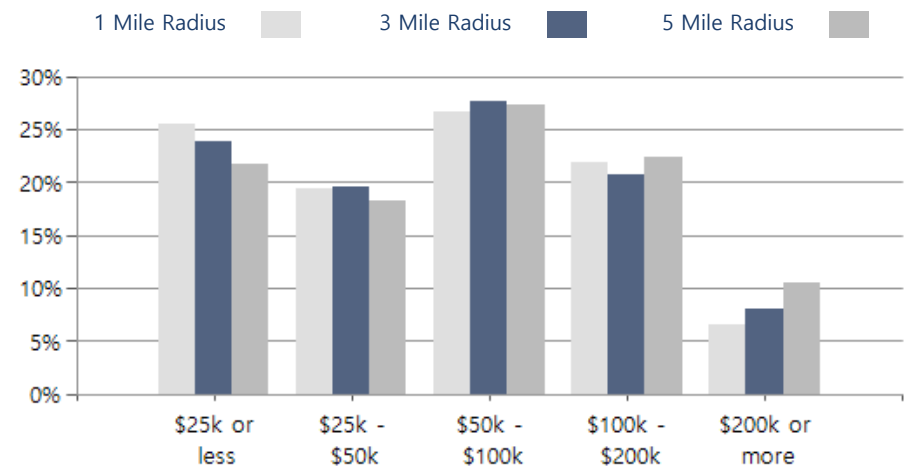
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	62,468	538,270	1,236,271
2010 Population	64,914	548,166	1,250,699
2025 Population	63,921	560,691	1,258,660
2030 Population	63,252	568,373	1,269,181
2025 African American	11,595	92,835	212,337
2025 American Indian	1,382	15,368	30,000
2025 Asian	7,059	75,000	158,239
2025 Hispanic	37,981	337,358	699,320
2025 Other Race	26,866	237,742	481,977
2025 White	9,020	71,038	218,374
2025 Multiracial	7,927	68,143	156,196
2025-2030: Population: Growth Rate	-1.05%	1.35%	0.85%

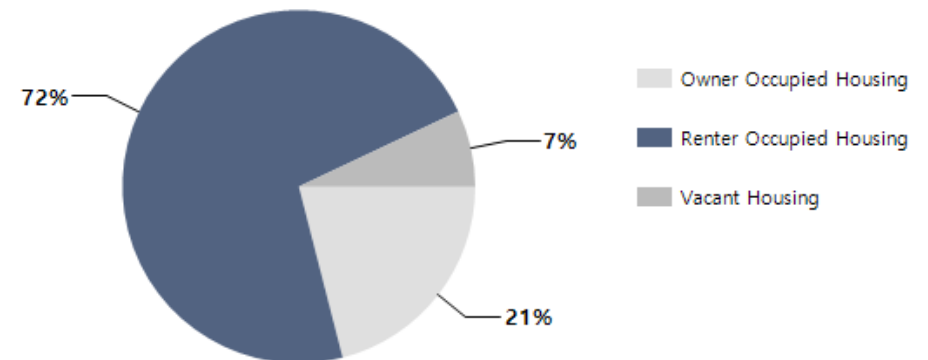
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,549	31,066	65,723
\$15,000-\$24,999	1,578	16,916	35,959
\$25,000-\$34,999	1,927	17,737	36,957
\$35,000-\$49,999	1,975	21,676	48,435
\$50,000-\$74,999	3,116	32,478	73,106
\$75,000-\$99,999	2,259	23,234	54,691
\$100,000-\$149,999	2,960	26,755	66,207
\$150,000-\$199,999	1,443	15,065	38,371
\$200,000 or greater	1,317	16,254	49,544
Median HH Income	\$57,188	\$59,741	\$65,300
Average HH Income	\$79,058	\$85,401	\$97,328



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

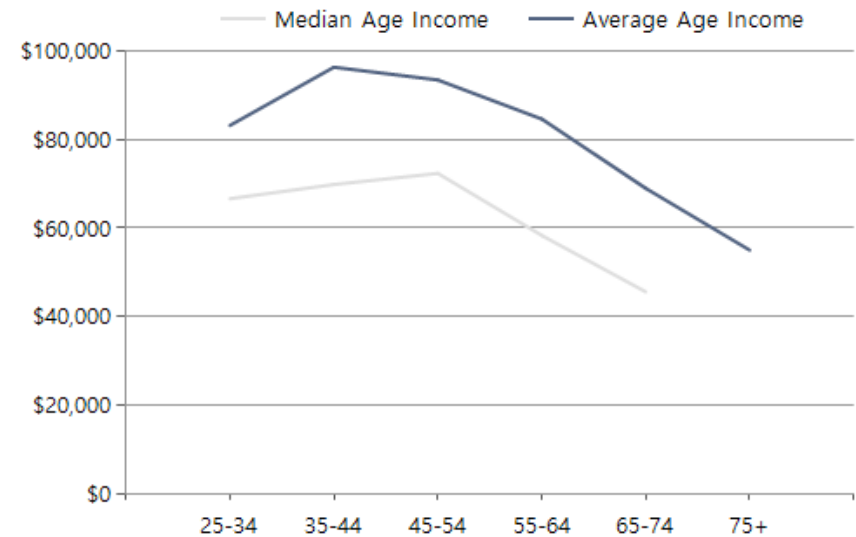
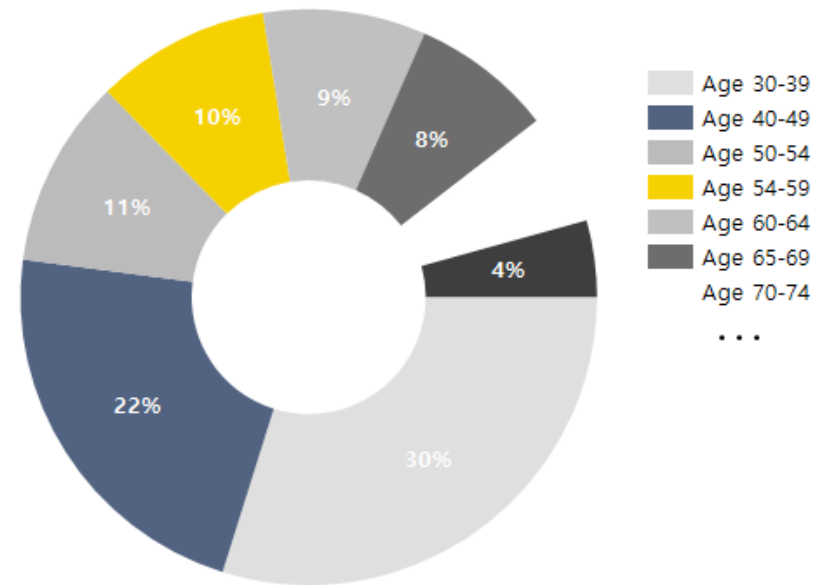


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,550	53,126	123,906
2025 Population Age 35-39	4,306	44,306	104,338
2025 Population Age 40-44	3,832	39,020	90,666
2025 Population Age 45-49	3,522	35,040	79,779
2025 Population Age 50-54	3,497	33,463	76,051
2025 Population Age 55-59	3,229	30,948	70,659
2025 Population Age 60-64	3,017	28,267	64,810
2025 Population Age 65-69	2,621	24,410	55,539
2025 Population Age 70-74	2,044	19,020	43,663
2025 Population Age 75-79	1,420	12,957	30,120
2025 Population Age 80-84	954	8,222	19,315
2025 Population Age 85+	847	7,511	17,935
2025 Population Age 18+	52,665	454,670	1,024,468
2025 Median Age	33	35	36
2030 Median Age	34	37	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,660	\$68,911	\$76,292
Average Household Income 25-34	\$83,245	\$89,211	\$100,149
Median Household Income 35-44	\$69,880	\$68,644	\$76,330
Average Household Income 35-44	\$96,422	\$101,513	\$113,888
Median Household Income 45-54	\$72,398	\$67,476	\$76,395
Average Household Income 45-54	\$93,534	\$96,805	\$112,295
Median Household Income 55-64	\$58,362	\$56,018	\$61,467
Average Household Income 55-64	\$84,707	\$86,545	\$99,373
Median Household Income 65-74	\$45,595	\$43,975	\$47,992
Average Household Income 65-74	\$69,017	\$72,481	\$81,589
Average Household Income 75+	\$55,036	\$57,389	\$64,773

Population By Age



Large 4 Units Just West of USC

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