



GLOBAL PLATINUM
PROPERTIES

5926 S Hoover.

LOS ANGELES, CA 90044

5924 - 5926 3/4

5928 - 5930 3/4

Offering Memorandum

Current 7.8% Cap Rate with Upside to 11.1%

**Existing 15-unit building with 12 Gut-Renovated & Brand New Units with permits
New roofs, electrical, plumbing, windows, HVAC, even fire sprinkler system**

15 Unit Bungalow Apartments

CONTENTS

- 01 Executive Summary
 - Investment Summary
 - Unit Mix Summary
- 02 Location
 - Location Summary
 - Aerial View Map
- 03 Property Description
 - Property Features
 - Property Images
- 04 Rent Roll
 - Rent Roll
- 05 Financial Analysis
 - Income & Expense Analysis
- 06 Demographics
 - General Demographics

Global Platinum Properties



Armin Soleimani

Global Platinum Properties
Realtor
(310) 666-2246
ziuroiluj@gmail.com
01846872



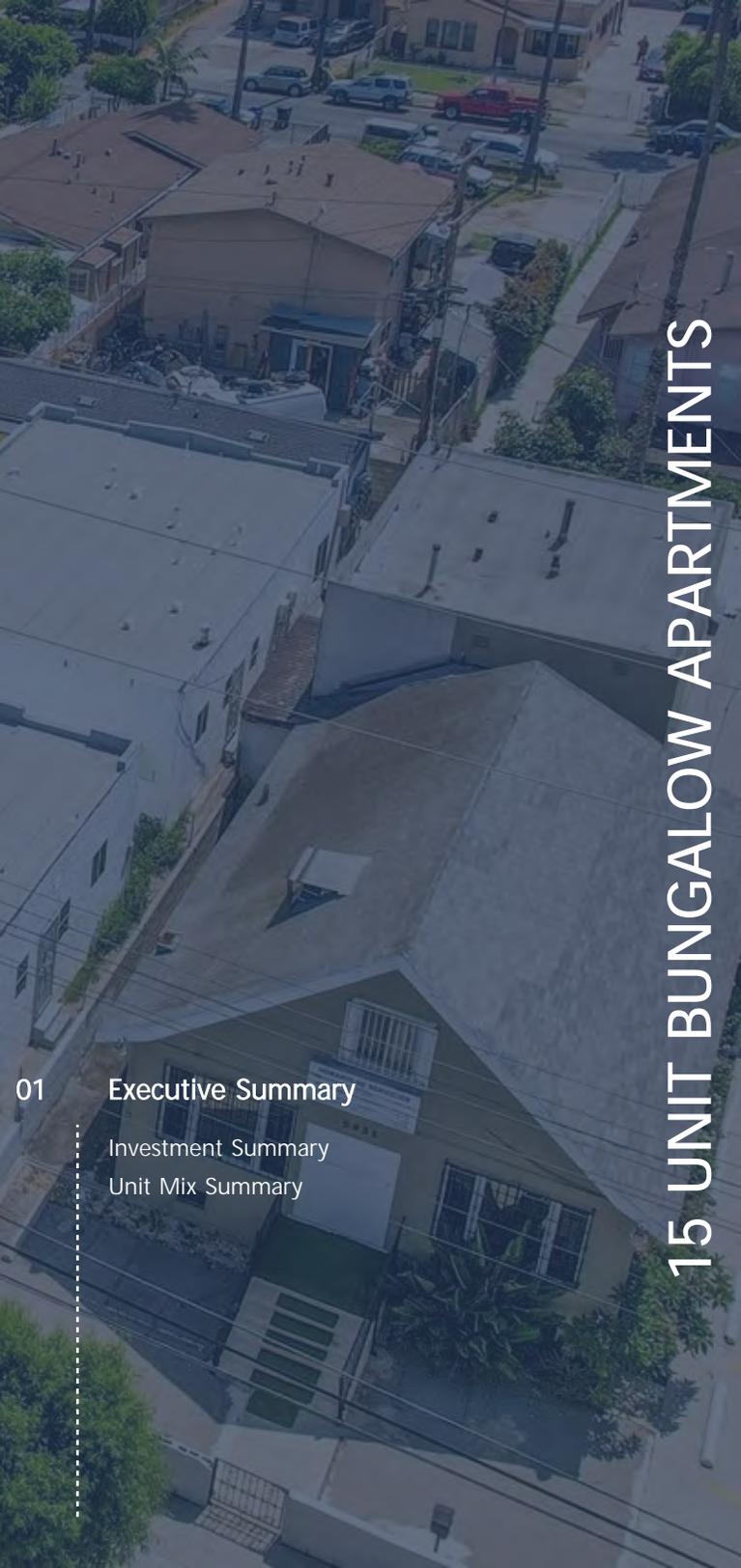
Julio Ruiz

Global Platinum Properties
Broker
(818) 524-0706
ziuroiluj@gmail.com
01911261



GLOBAL PLATINUM
PROPERTIES

Brokerage License No.: 02062910
www.gppla.com



01 Executive Summary
Investment Summary
Unit Mix Summary

OFFERING SUMMARY

ADDRESS	5930 S Hoover St Los Angeles CA 90044
COUNTY	Los Angeles
MARKET	Los Angeles Metro
SUBMARKET	South Los Angeles
BUILDING SF	6,709 SF
LAND SF	10,554 SF
NUMBER OF UNITS	15
YEAR BUILT	1923
YEAR RENOVATED	2023
APN	6004031040
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,500,000
PRICE PSF	\$521.69
PRICE PER UNIT	\$233,333
OCCUPANCY	80%
NOI (CURRENT)	\$272,930
NOI (Pro Forma)	\$389,048
CAP RATE (CURRENT)	7.80%
CAP RATE (Pro Forma)	11.12%
GRM (CURRENT)	9.54
GRM (Pro Forma)	7.07

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	64,519	490,780	1,174,826
2025 Median HH Income	\$54,963	\$55,545	\$57,212
2025 Average HH Income	\$77,005	\$77,302	\$83,461



Turnkey Investment

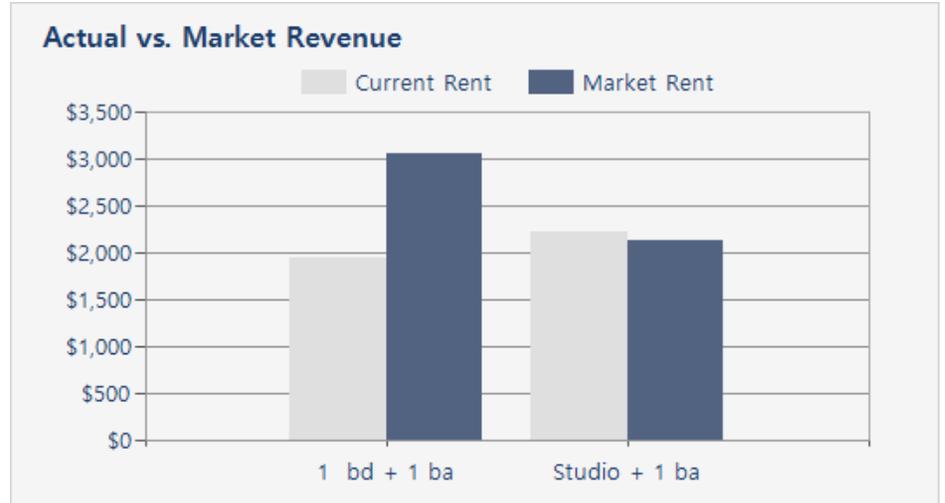
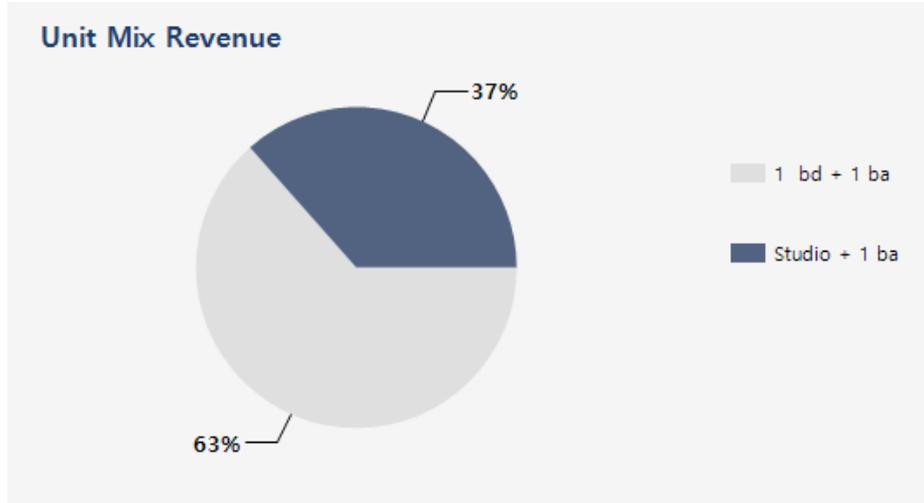
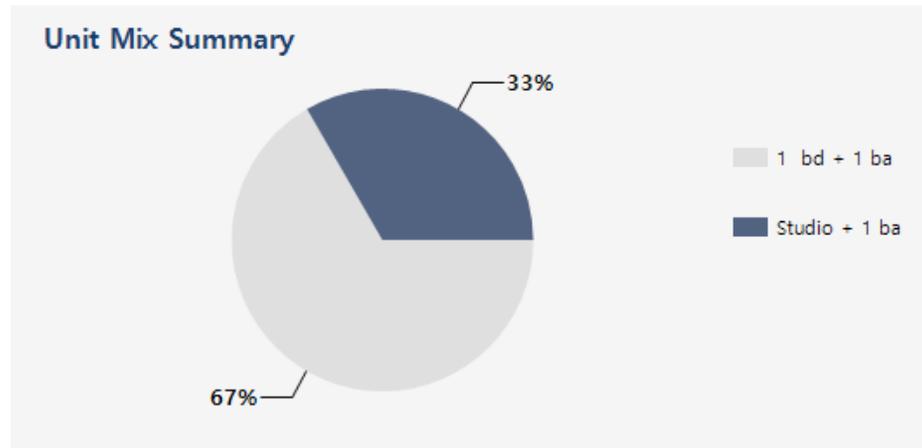
Huge 700k Price Reduction! Existing 15-unit building with 12 Gut-Renovated & Brand New Units cash flowing at an amazing 7.8% Cap Rate and 9.5 GRM from day 1. The units have been completely remodeled from the studs with permits and boast a high-end aesthetic with new modern cabinets, flooring, lighting, new bathrooms, as well as major exterior capital improvements. On top of that, the major systems have been updated including brand new roofs, electrical, plumbing, HVAC, etc. and even a brand-new fire sprinkler system for all the units that will save you tons of money on insurance costs in California! Amazing upside to 11.1% Cap Rate & 7 GRM on the proforma.

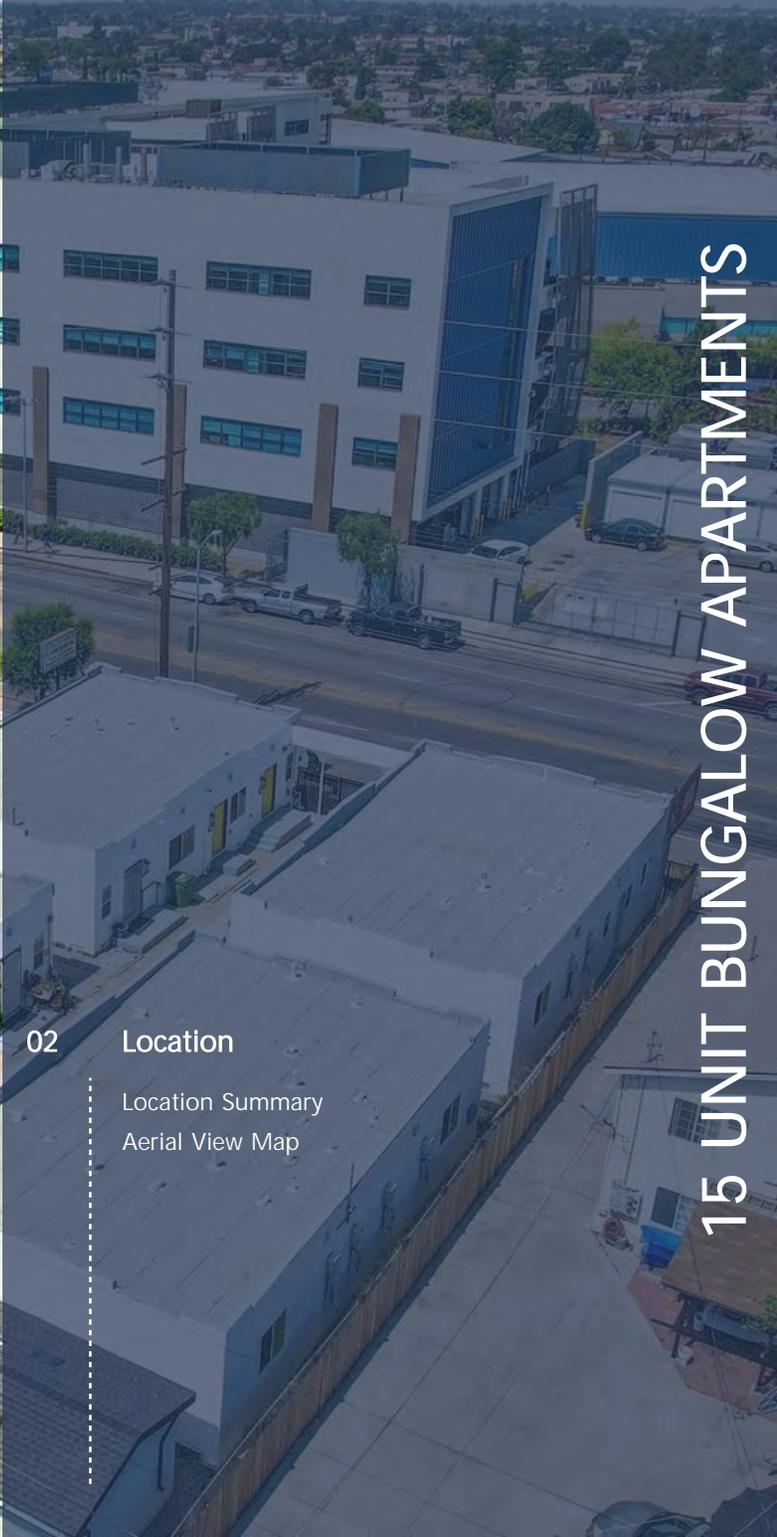
Additionally, there are Fully Approved RTI Plans to convert the 2 existing brand-new detached ADUs into 6 detached ADUs (4 additional) to improve the numbers even further. Excellent up and coming location minutes from Banc of California Stadium, USC, & Inglewood. Each unit is individually metered for gas and electricity, ensuring convenience and efficiency. Large ~10,554 SF TOC Tier 3 lot zoned C2 with future redevelopment potential. 7.8% Cap Rate and 9.5 GRM from day one.

- New roofs, electrical, plumbing, HVAC systems, and a fire sprinkler system.
- New fire sprinkler system reduces insurance costs in California.
- Potential for 11.1% Cap Rate and 7 GRM.
- Plans to convert 2 detached ADUs into 6 for increased revenue.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	10	\$1,935	\$19,354	\$3,047	\$30,466
Studio + 1 ba	5	\$2,230	\$11,148	\$2,132	\$10,660
Totals/Averages	15	\$2,033	\$30,502	\$2,742	\$41,126





02

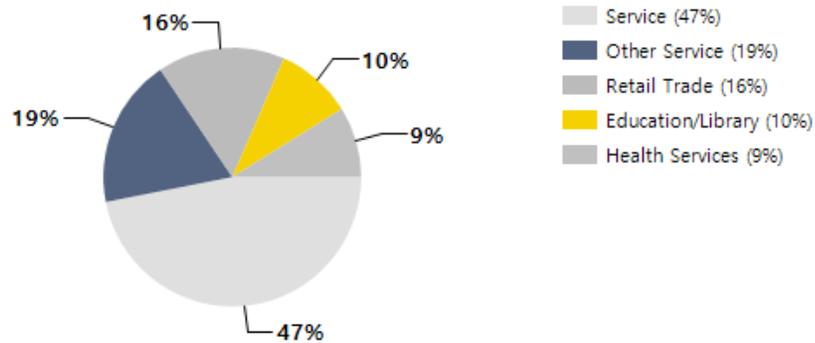
Location

- Location Summary
- Aerial View Map

Up & Coming Location

- Discover an outstanding and promising location, just minutes away from the Banc of California Stadium, the University of Southern California (USC), and vibrant Inglewood. This prime spot is conveniently situated close to multiple forms of public transportation, ensuring seamless travel options. Enjoy effortless access to the 110 freeway, making your commute a breeze!

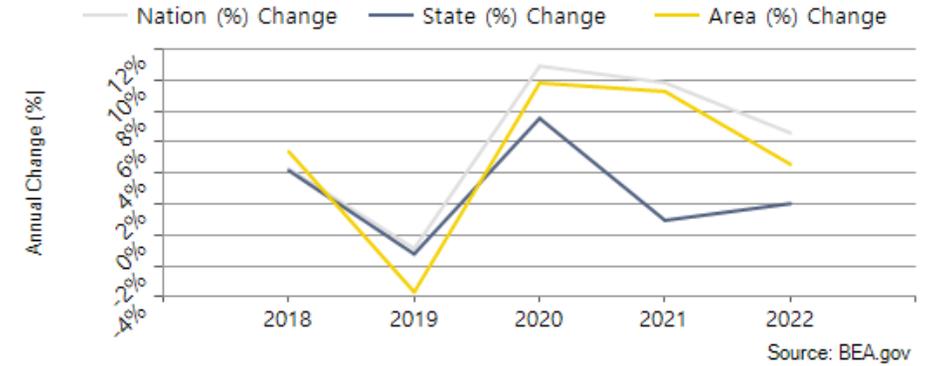
Major Industries by Employee Count



Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

Los Angeles County GDP Trend





RTI Plans 4 ADUs

Existing 15 Units



03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	15
BUILDING SF	6,709
LAND SF	10,554
YEAR BUILT	1923
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	C2
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	83 X 125

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
ROOF	Flat
STYLE	Bungalow
LANDSCAPING	Front Lawn



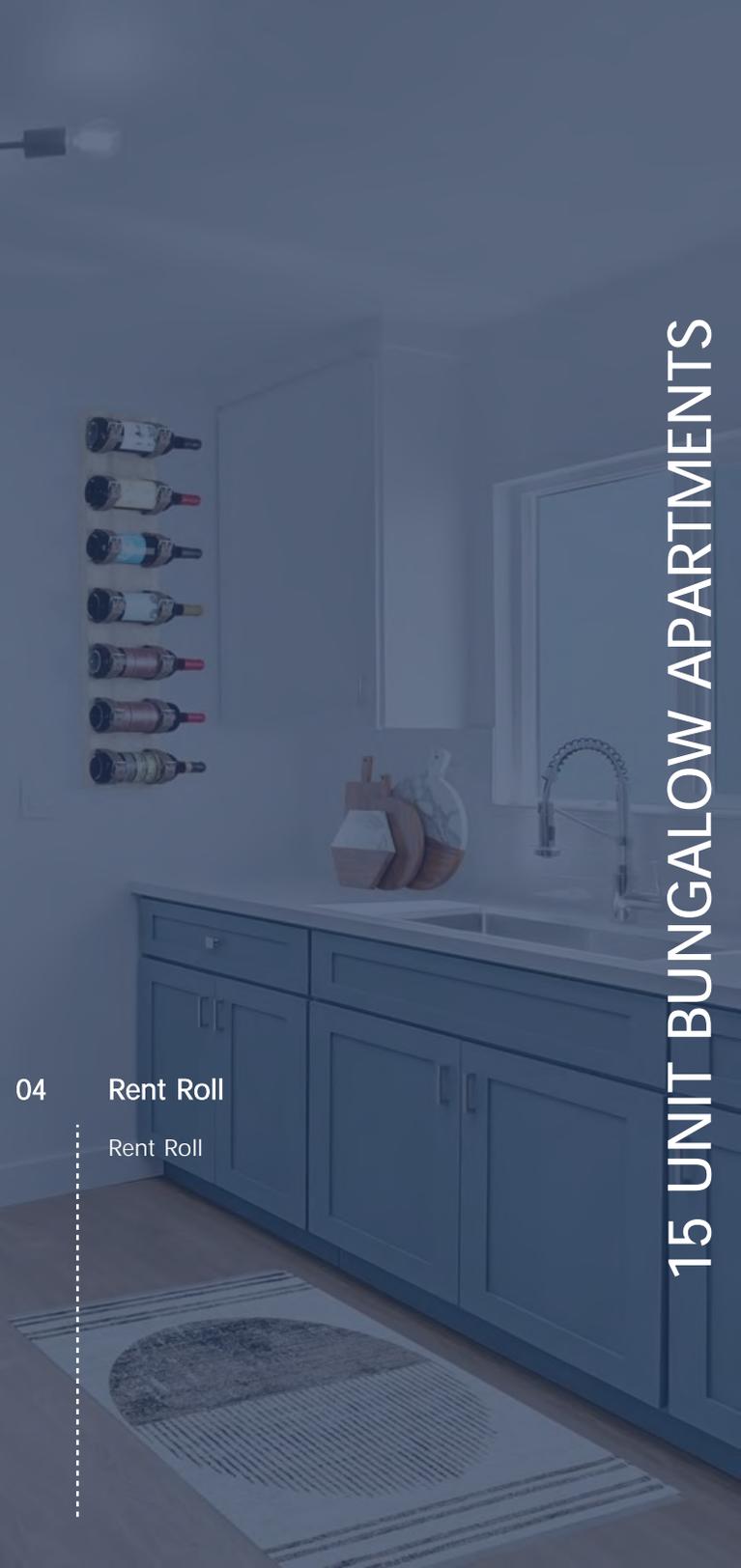




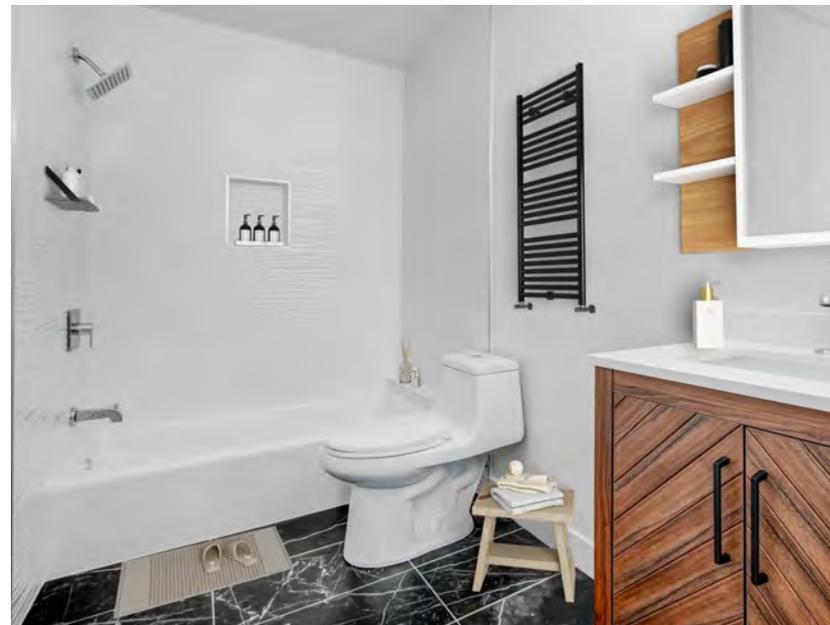
04

Rent Roll

Rent Roll



Unit	Unit Mix	Current Rent	Market Rent	Notes
5924	1 bd + 1 ba	\$747.00	\$4,539.00	Leased can be split into 2 units once vacant
5924 1/2	1 bd + 1 ba	\$2,407.00	\$2,407.00	Renovated & Leased
5924 3/4	Studio + 1 ba	\$2,298.00	\$2,132.00	Renovated & Leased
5926	1 bd + 1 ba	\$2,479.00	\$2,407.00	Renovated & Leased
5926 1/2	1 bd + 1 ba	\$2,484.00	\$2,407.00	Renovated & Leased
5926 1/4	Studio + 1 ba	\$2,132.00	\$2,132.00	Renovated & Vacant
5926 3/4 - ADU 1	1 bd + 1 ba	\$2,407.00	\$2,407.00	Renovated & Vacant
5926 3/8	Studio + 1 ba	\$2,291.00	\$2,132.00	Renovated & Leased
5928	1 bd + 1 ba	\$2,310.00	\$2,407.00	Renovated & Leased
5928 1/2	1 bd + 1 ba	\$810.00	\$4,539.00	Leased can be split into 2 units once vacant
5928 1/4 - ADU 2	1 bd + 1 ba	\$2,374.00	\$2,407.00	Renovated & Leased
5928 3/4	Studio + 1 ba	\$2,132.00	\$2,132.00	Renovated & Vacant
5930	1 bd + 1 ba	\$853.00	\$4,539.00	Leased can be split into 2 units once vacant
5930 1/2	1 bd + 1 ba	\$2,483.00	\$2,407.00	Renovated & Leased
5930 3/4	Studio + 1 ba	\$2,295.00	\$2,132.00	Renovated & Leased
Totals / Averages		\$30,502.00	\$41,126.00	





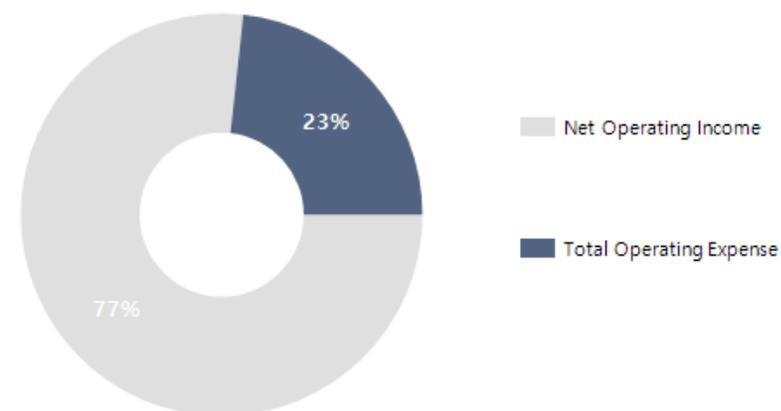
05

Financial Analysis

Income & Expense Analysis

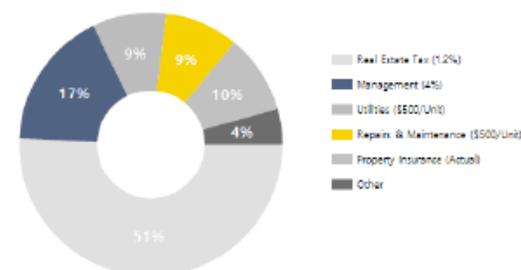
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$366,024	99.8%	\$493,512	99.8%
Lamar Corporation (Billboard)	\$696	0.2%	\$1,200	0.2%
Gross Potential Income	\$366,720		\$494,712	
General Vacancy	-\$11,002	3.00%	-\$14,841	3.00%
Effective Gross Income	\$355,718		\$479,871	
Less Expenses	\$82,788	23.27%	\$90,823	18.92%
Net Operating Income	\$272,930		\$389,048	

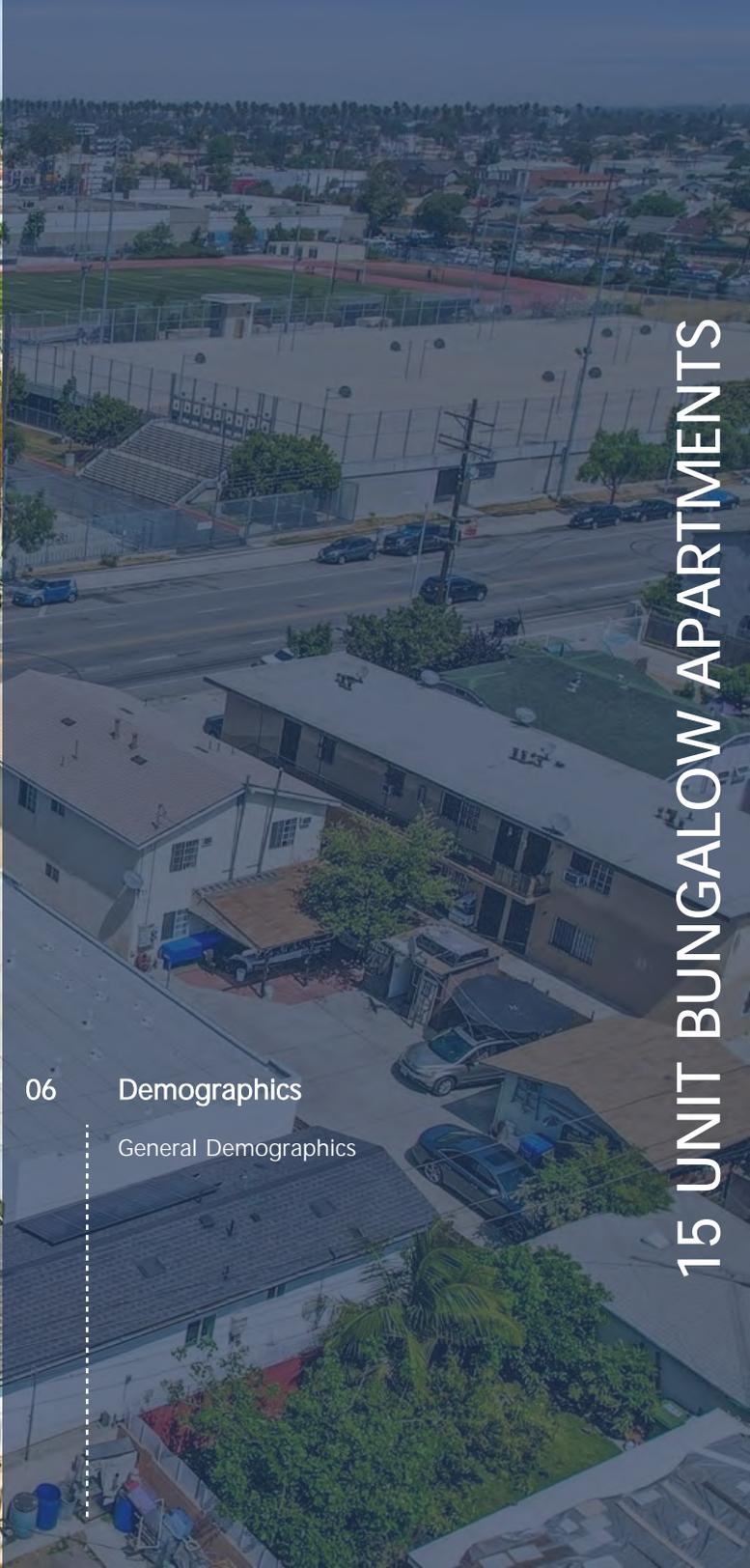


EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$42,000	\$2,800	\$42,000	\$2,800
Property Insurance (Actual)	\$8,028	\$535	\$8,028	\$535
Utilities (\$500/Unit)	\$7,500	\$500	\$9,000	\$600
Pest Control (\$100/Month)	\$1,200	\$80	\$1,200	\$80
Repairs & Maintenance (\$500/Unit)	\$7,500	\$500	\$9,000	\$600
Management (4%)	\$14,160	\$944	\$19,195	\$1,280
Cleaning & Gardening (\$200/Month)	\$2,400	\$160	\$2,400	\$160
Total Operating Expense	\$82,788	\$5,519	\$90,823	\$6,055
Expense / SF	\$12.34		\$13.54	
% of EGI	23.27%		18.92%	

DISTRIBUTION OF EXPENSES CURRENT



* Expenses are estimated



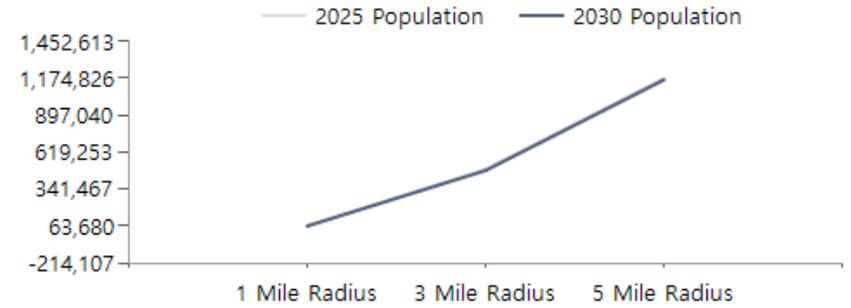
06

Demographics

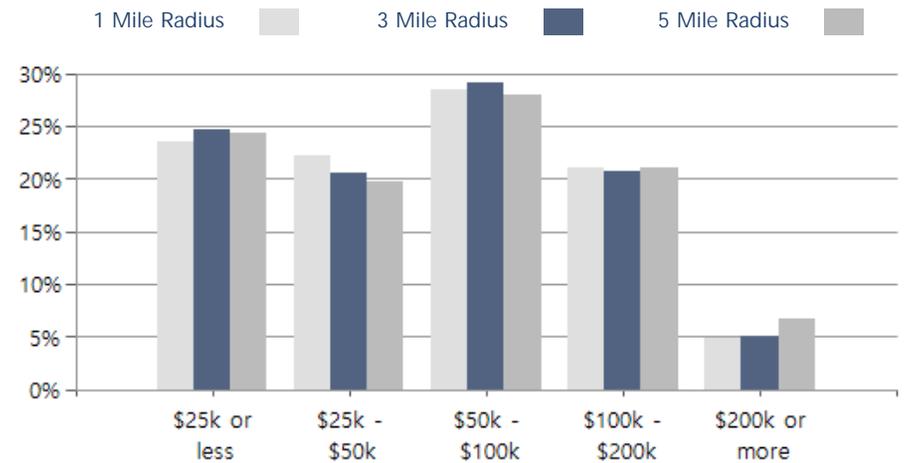
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	59,586	463,955	1,127,893
2010 Population	64,101	492,425	1,167,810
2025 Population	64,519	490,780	1,174,826
2030 Population	63,680	481,866	1,163,626
2025 African American	11,631	109,893	255,421
2025 American Indian	2,013	12,769	29,200
2025 Asian	414	11,432	63,462
2025 Hispanic	50,608	346,690	773,279
2025 Other Race	37,052	248,550	536,422
2025 White	5,121	45,614	132,466
2025 Multiracial	8,228	61,949	156,212
2025-2030: Population: Growth Rate	-1.30%	-1.85%	-0.95%

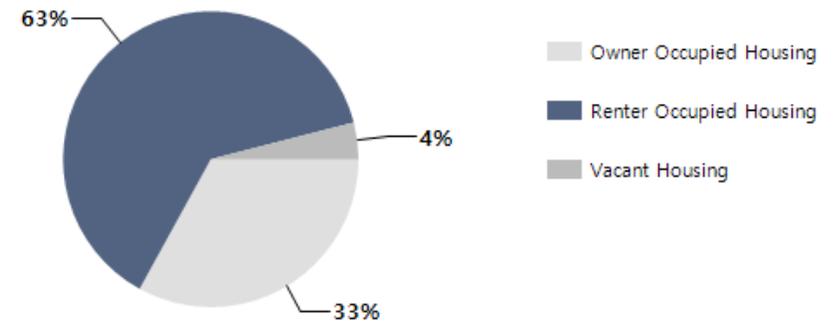
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,668	21,369	57,765
\$15,000-\$24,999	1,397	12,371	33,799
\$25,000-\$34,999	1,678	12,299	32,445
\$35,000-\$49,999	2,165	15,912	42,013
\$50,000-\$74,999	2,824	22,526	59,649
\$75,000-\$99,999	2,109	17,317	45,667
\$100,000-\$149,999	2,434	19,396	53,027
\$150,000-\$199,999	1,208	9,048	26,323
\$200,000 or greater	837	6,931	25,492
Median HH Income	\$54,963	\$55,545	\$57,212
Average HH Income	\$77,005	\$77,302	\$83,461



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

15 Unit Bungalow Apartments

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Platinum Properties and it should not be made available to any other person or entity without the written consent of Global Platinum Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Global Platinum Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Global Platinum Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Global Platinum Properties has not verified, and will not verify, any of the information contained herein, nor has Global Platinum Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Global Platinum Properties



Armin Soleimani
Global Platinum Properties
Realtor
(310) 666-2246
ziuroiluj@gmail.com
01846872



Julio Ruiz
Global Platinum Properties
Broker
(818) 524-0706
ziuroiluj@gmail.com
01911261



GLOBAL PLATINUM
PROPERTIES

Brokerage License No.: 02062910
www.gppla.com