



GLOBAL PLATINUM
PROPERTIES

1325 E Adams Blvd.

LOS ANGELES, CA 90011

Existing 4 Units

**Fully Approved RTI
6 Detached ADUs**

Existing 2 Units

Offering Memorandum

6-unit value-add building with 12 parking spaces cash flowing at a 6% Cap Rate from day 1 with upside to a 11.3% Cap on Proforma!
RTI Plans for 6 detached ADUs to achieve 12.9% Current Cap Rate, 16.2% Proforma Cap, and only 149k/unit after all construction cost
Excellent location minutes from Downtown LA & USC - 3 out of 6 units fully renovated + new roof and windows for all units

1325 E Adams

CONTENTS

01 Executive Summary

- Investment Summary
- Unit Mix Summary

02 Location

- Location Summary
- Local Business Map

03 Property Description

- Property Features
- Property Images

04 Rent Roll

- Rent Roll

05 Financial Analysis

- Income & Expense Analysis

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

1325 E ADAMS

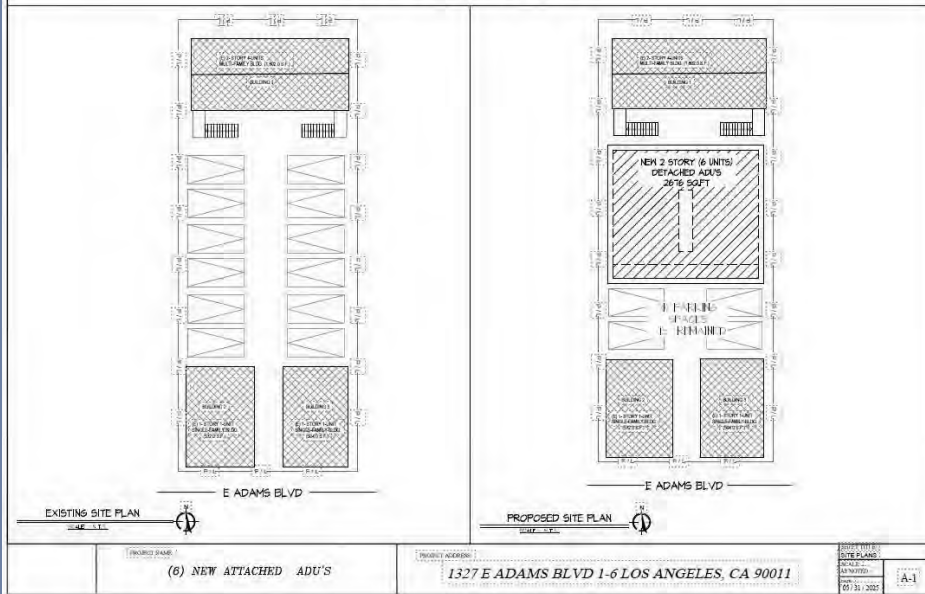
FINANCIAL SUMMARY - CURRENT NO ADUs

PRICE	\$1,125,000
PRICE PSF	\$396.41
BUILDING SF	2,838
NUMBER OF UNITS	6
PRICE PER UNIT	\$187,500
OCCUPANCY	100%
NOI (CURRENT)	\$67,165
NOI (Pro Forma)	\$127,237
CAP RATE (CURRENT)	6%
CAP RATE (Pro Forma)	11.3%
GRM (CURRENT)	11.3
GRM (Pro Forma)	6.89

FINANCIAL SUMMARY - WITH ADUs

Price	\$1,125,000
Number of Units - 6 Detached ADUs	12
Gross Square Feet - 2,676 SF 6 Detached ADUs	5,514
Construction Cost - \$250/SF	\$669,000
Total Price	\$1,794,000
Total Price/Unit	\$149,500
Total Price/SF	\$204
CAP Rate - Current with ADUs	12.9%
CAP Rate - Pro Forma with ADUs	16.29%
GRM - Current with ADUs	6.05
GRM - Pro Forma with ADUs	4.97

ADDING 6 DETACHED ADUS PER GC 66323(A)(4).



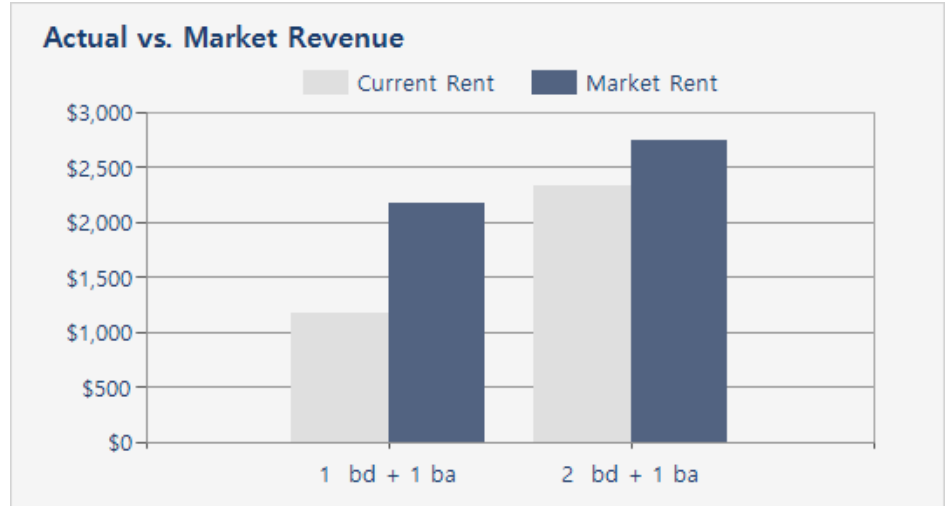
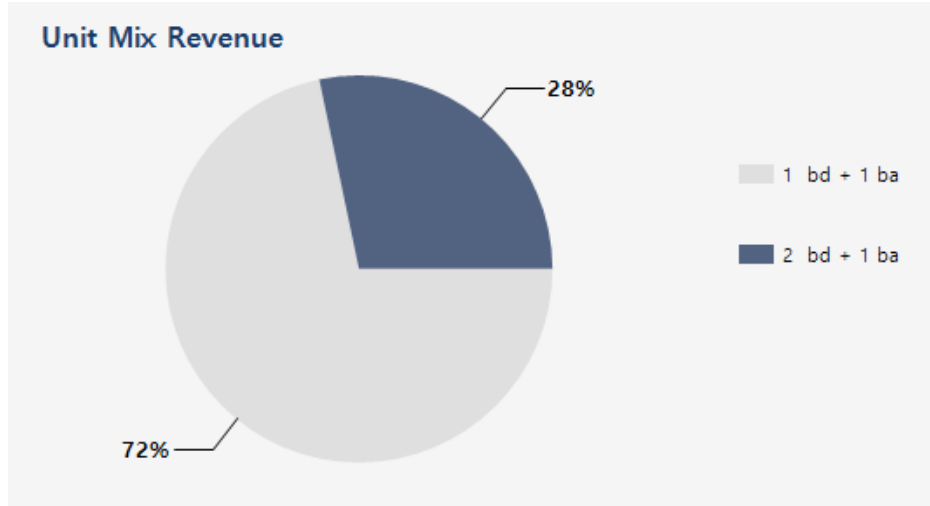
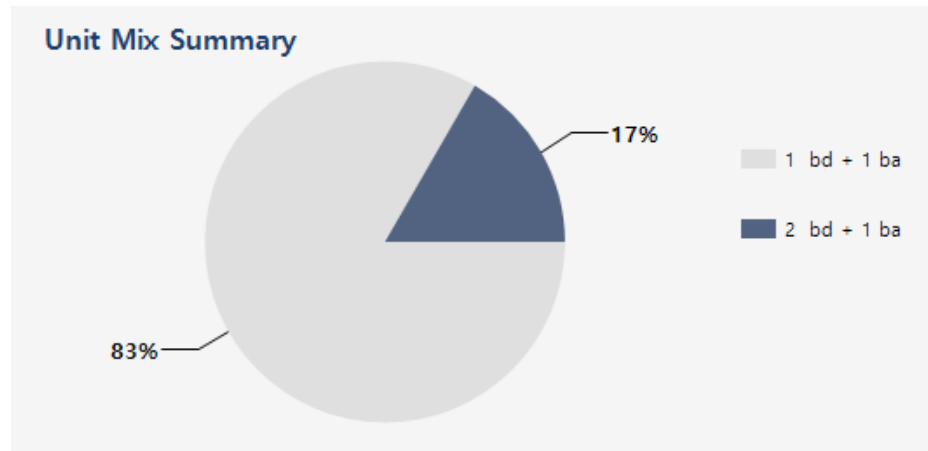
6 Units with Upside

Huge ~200k Price Reduction! 6-unit value-add building with 12 parking spaces cash flowing at a 6% Cap Rate from day 1 with upside to an 11.3% Cap on Proforma! Fully Approved RTI plans to add 6 detached ADUs to achieve an incredible 12.9% Current Cap Rate, 16% Proforma Cap, and only 149k/unit after taking into account all the construction costs (~670k assuming \$250/SF). 3 units have been renovated and boast updated cabinets, flooring, kitchen, bathrooms, exterior improvements, newer roof, new windows for all units, and more. Individually metered for gas, electricity, and tenants pay their own trash further minimizing the operating expenses. Prime location just minutes away from Downtown LA, USC, BMO Stadium, George Lucas' Billion Dollar Museum, and Exposition Park where 2028 Olympics will be held!

- Stable cash flow from day one with a 6% Cap Rate, increasing to an impressive 11.3% Cap on Proforma, along with RTI plans to add 6 detached ADUs for higher returns.
- Significant upside potential: projected 12.9% Current Cap Rate, 16% Proforma Cap, and low cost per unit (~\$149k after construction costs) with planned improvements.
- Recently renovated units featuring updated kitchens, bathrooms, cabinets, flooring, exterior upgrades, newer roof, and new windows—minimizing immediate investment needs.
- Prime location near Downtown LA, USC, BMO Stadium, George Lucas' Museum, and Exposition Park, with the 2028 Olympics in sight, ensuring strong demand and growth potential.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	5	\$1,181	\$5,903	\$2,172	\$10,860
2 bd + 1 ba	1	\$2,329	\$2,329	\$2,748	\$2,748
Totals/Averages	6	\$1,372	\$8,232	\$2,268	\$13,608





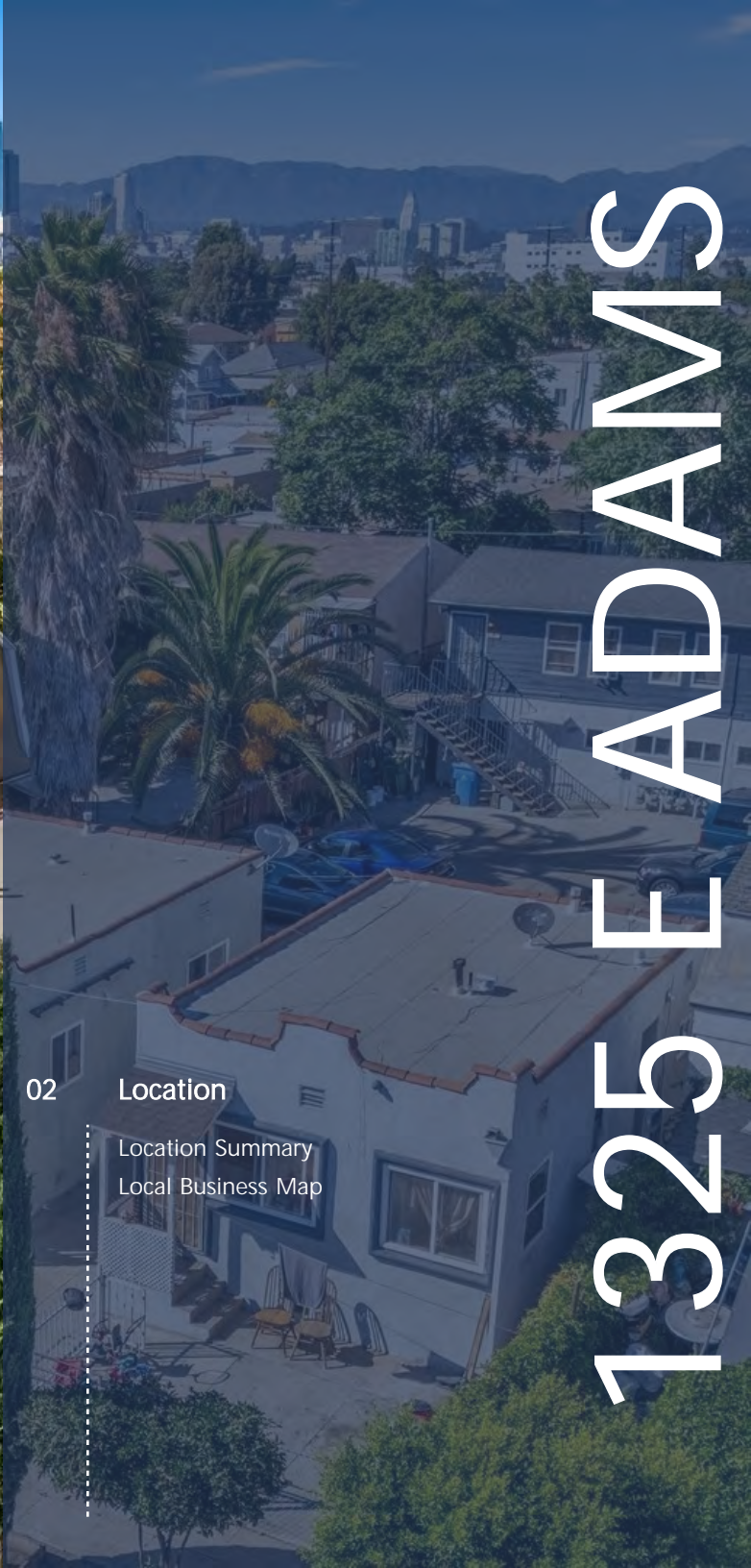
02

Location

Location Summary

Local Business Map

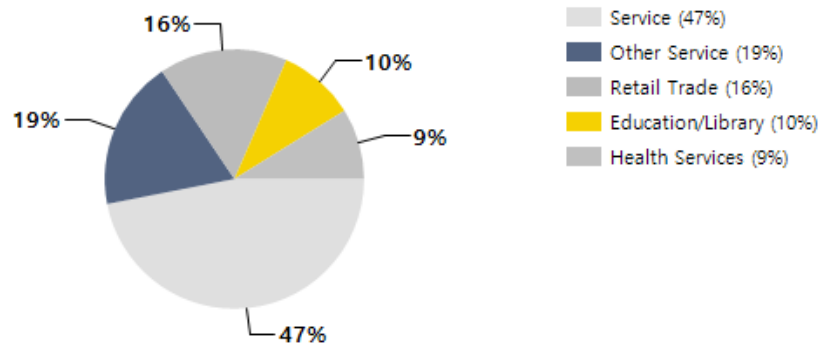
1325 E ADAMS



Excellent Location Just South of Downtown LA

Prime location just minutes away from Downtown Los Angeles, offering excellent connectivity and easy access to major attractions and landmarks. Located in a vibrant neighborhood, this area is a hub of cultural activities, dining, and entertainment options. Within close proximity are the University of Southern California (USC), a renowned educational institution known for its academic excellence and vibrant campus life. BMO Stadium, a state-of-the-art sports venue hosting exciting concerts and sporting events, is just a short drive away, making it ideal for sports enthusiasts. The site is also near George Lucas' Billion Dollar Museum, an iconic cultural landmark dedicated to film and entertainment history, attracting visitors from around the world. Additionally, Exposition Park, a lush green space that hosts a variety of museums, gardens, and recreational facilities, is nearby. This park is also the designated location for the 2028 Olympics, offering an excellent vantage point for future value.

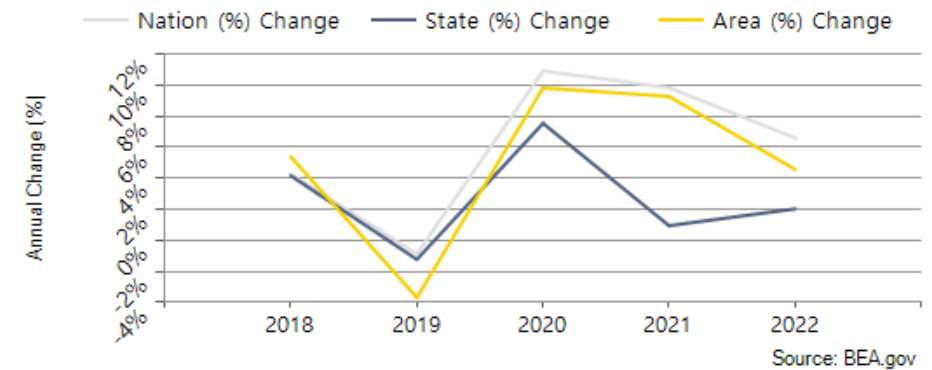
Major Industries by Employee Count

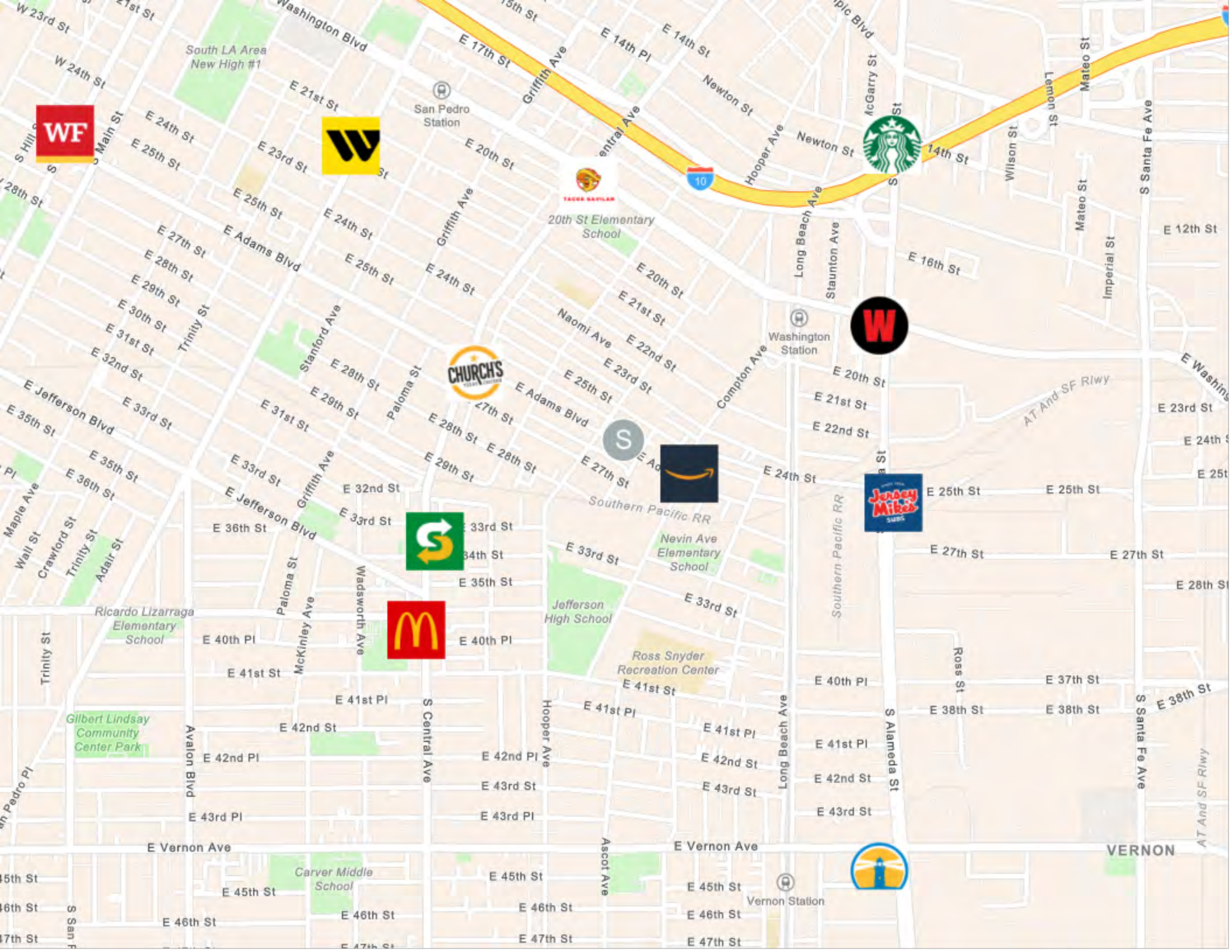


Largest Employers

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







03

Property Description

Property Features

Property Images

1325 E ADAMS

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	2,838
LAND SF	6,315
YEAR BUILT	1924-1931
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	RD1.5
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
LOT DIMENSION	126 X 50
NUMBER OF PARKING SPACES	9
PARKING RATIO	2:1

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Siding
PARKING SURFACE	Paved
ROOF	Flat/Pitched
STYLE	Bungalow
LANDSCAPING	Minimal/Front Yard





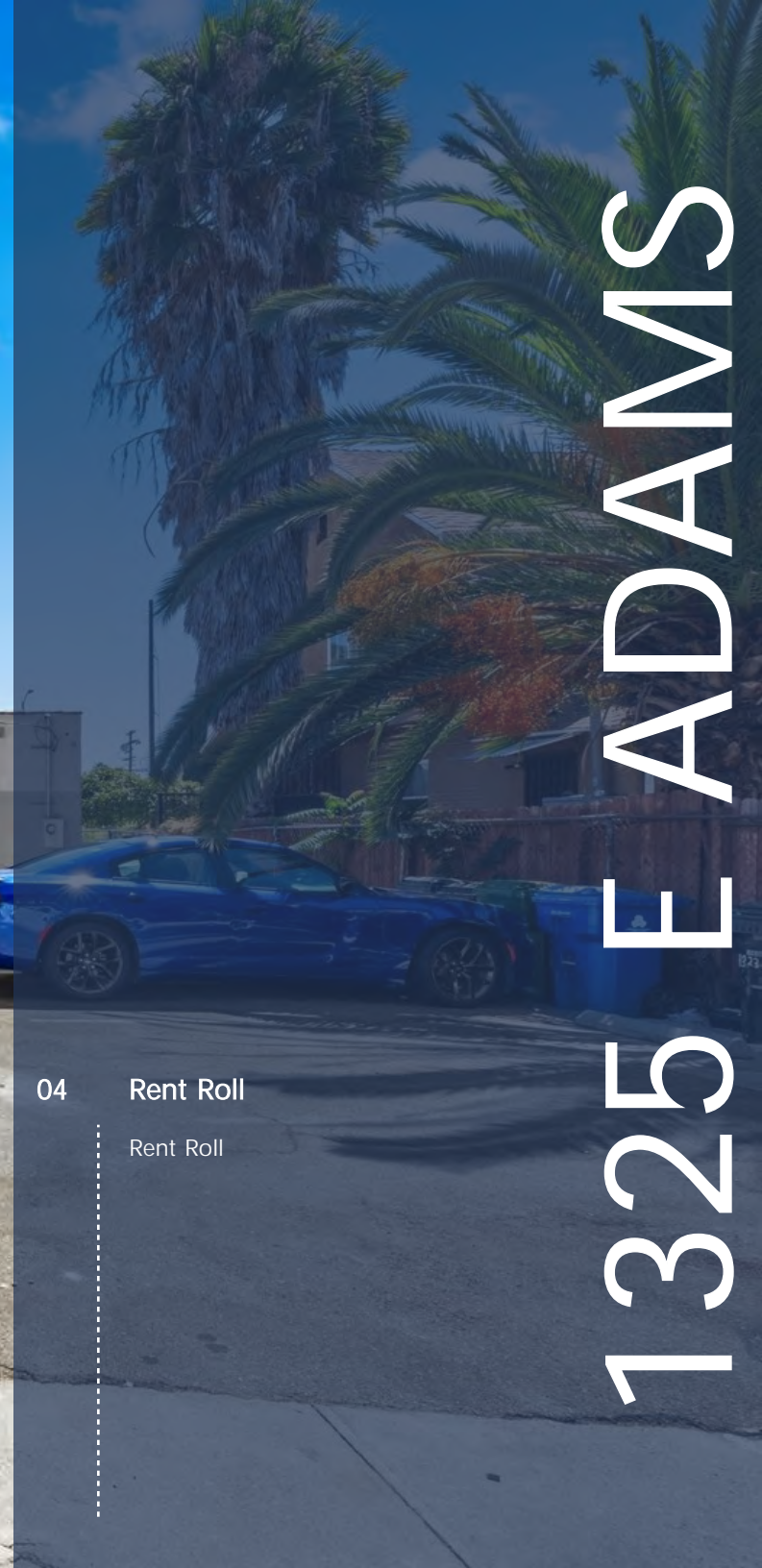


04

Rent Roll

Rent Roll

1325 E ADAMS



Rent Roll - No ADUs

Unit	Unit Mix	Current Rent	Market Rent
1323	2 bd + 1 ba	\$2,329.00	\$2,748.00
1323 1/2	1 bd + 1 ba	\$1,712.00	\$2,172.00
1323 1/4	1 bd + 1 ba	\$636.00	\$2,172.00
1325	1 bd + 1 ba	\$1,008.00	\$2,172.00
1325 1/2	1 bd + 1 ba	\$1,907.00	\$2,172.00
1325 1/4	1 bd + 1 ba	\$640.00	\$2,172.00
Totals / Averages		\$8,232.00	\$13,608.00

Rent Roll - With ADUs

Unit	Unit Mix	Current Rent	Market Rent
1323	2 bd + 1 ba	\$2,329.00	\$2,748.00
1323 1/2	1 bd + 1 ba	\$1,712.00	\$2,172.00
1323 1/4	1 bd + 1 ba	\$636.00	\$2,172.00
1325	1 bd + 1 ba	\$1,008.00	\$2,172.00
1325 1/2	1 bd + 1 ba	\$1,907.00	\$2,172.00
1325 1/4	1 bd + 1 ba	\$640.00	\$2,748.00
Detached ADU 1	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 2	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 3	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 4	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 5	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 6	2 bd + 1 ba	\$2,748.00	\$2,748.00
Totals / Averages		\$24,721.00	\$30,096.00



05

Financial Analysis

Income & Expense Analysis

1325 E ADAMS

FINANCIALS - NO ADUs

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$98,784		\$163,296	
Gross Potential Income	\$98,784		\$163,296	
General Vacancy	-\$2,939	2.97%	-\$4,898	2.99%
Effective Gross Income	\$95,845		\$158,398	
Less Expenses	\$28,680	29.92%	\$31,161	19.67%
Net Operating Income	\$67,165		\$127,237	

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$13,500	\$2,250	\$13,500	\$2,250
Property Insurance (Actual)	\$3,525	\$588	\$3,525	\$588
Utilities (\$500/Unit)	\$3,000	\$500	\$3,000	\$500
Pest Control (\$50/Month)	\$600	\$100	\$600	\$100
Repairs & Maintenance (\$500/Unit)	\$3,000	\$500	\$3,000	\$500
Water / Management (4%)	\$3,855	\$643	\$6,336	\$1,056
Cleaning & Gardening (\$100/Month)	\$1,200	\$200	\$1,200	\$200
Total Operating Expense	\$28,680	\$4,780	\$31,161	\$5,194

* Expenses are estimated

FINANCIALS - WITH ADUs

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$296,654	\$361,152
Gross Potential Income	\$296,654	\$361,152
General Vacancy	-\$8,899	\$10,834.56
Effective Gross Income	\$287,754	\$350,317
Less Expenses	\$55,487	\$57,989
Net Operating Income	\$232,267	\$292,328

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$21,528	\$21,528
Property Insurance (Actual)	\$6,849	\$6,849
Utilities (\$500/Unit)	6,000	6,000
Pest Control (\$50/Month)	\$1,200	\$1,200
Repairs & Maintenance (\$500/Unit)	\$6,000	\$6,000
Management (4%)	\$11,510	\$14,013
Cleaning & Gardening (\$100/Month)	\$2,400	\$2,400
Total Operating Expense	\$55,487	\$57,989

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