



GLOBAL PLATINUM
PROPERTIES

852 N. OXFORD AVE.

LOS ANGELES, CA 90029

Offering Memorandum

Solid 5.5% existing cap rate with upside to 6.6%
Walkable Hollywood location near Transit and Studios
ADU plans previously RTI, providing head start for large additional unit

8 Units in Hollywood

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01

Executive Summary

Investment Summary

Unit Mix Summary

8 UNITS IN HOLLYWOOD

OFFERING SUMMARY

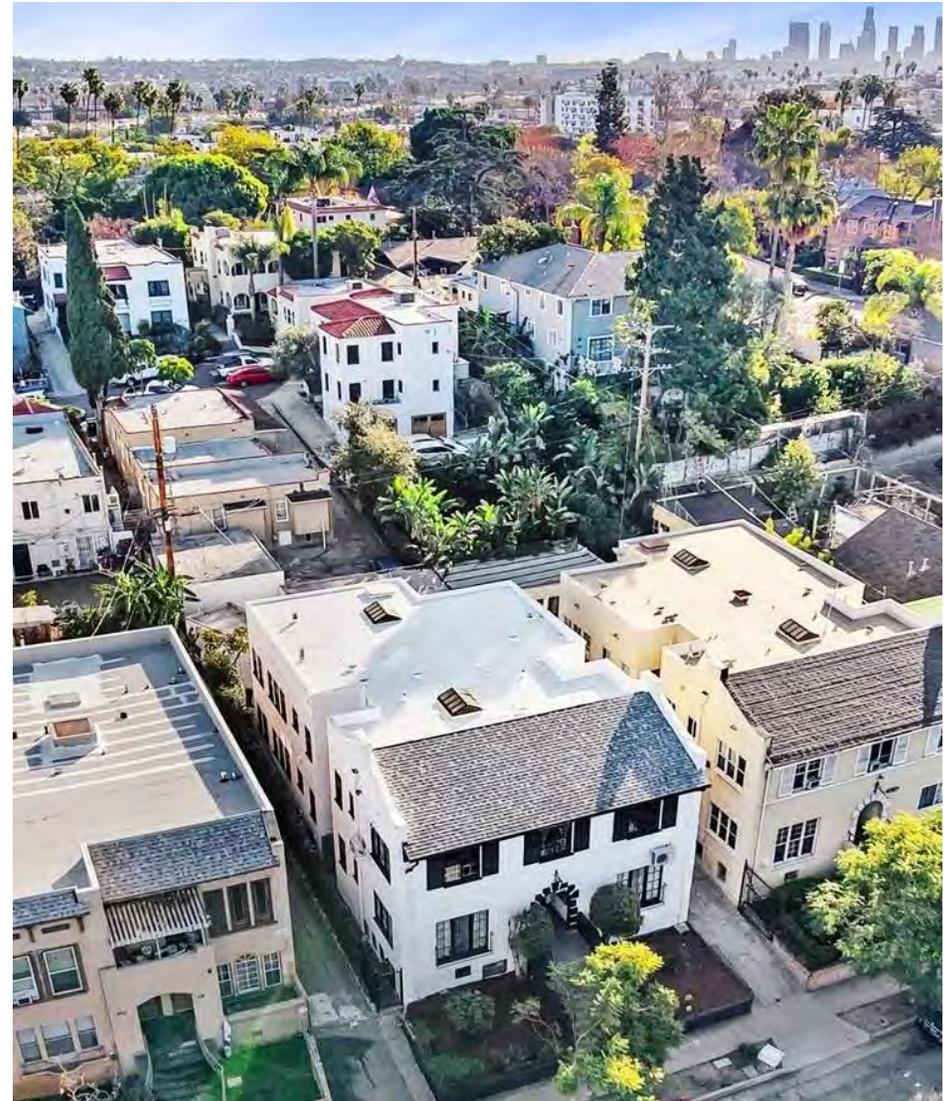
ADDRESS	852 N. Oxford Ave. Los Angeles CA 90029
COUNTY	Los Angeles
MARKET	Hollywood
SUBMARKET	Los Angeles Metro
BUILDING SF	4,220 SF
LAND SF	5,017 SF
NUMBER OF UNITS	8
APN	5535027004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,095,000
PRICE PSF	\$496.45
PRICE PER UNIT	\$261,875
OCCUPANCY	100%
NOI (Current)	\$115,629
NOI (Pro Forma)	\$137,499
CAP RATE (Current)	5.5%
CAP RATE (Pro Forma)	6.6%
GRM (Current)	12.6
GRM (Pro Forma)	11.1

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	74,264	520,844	1,046,767
2026 Median HH Income	\$61,254	\$68,909	\$73,596
2026 Average HH Income	\$89,674	\$109,101	\$115,899



Prime Hollywood 8-Unit Investment Opportunity

Attractive 8-unit Hollywood apartment asset currently operating at a 5.5% cap rate with a clear, low-execution path to a 6.6% pro forma cap through operational improvements. Ideally located just north of Melrose Avenue in a high-demand, walkable rental pocket near major employment centers, transit, hospitals, and significant ongoing development.

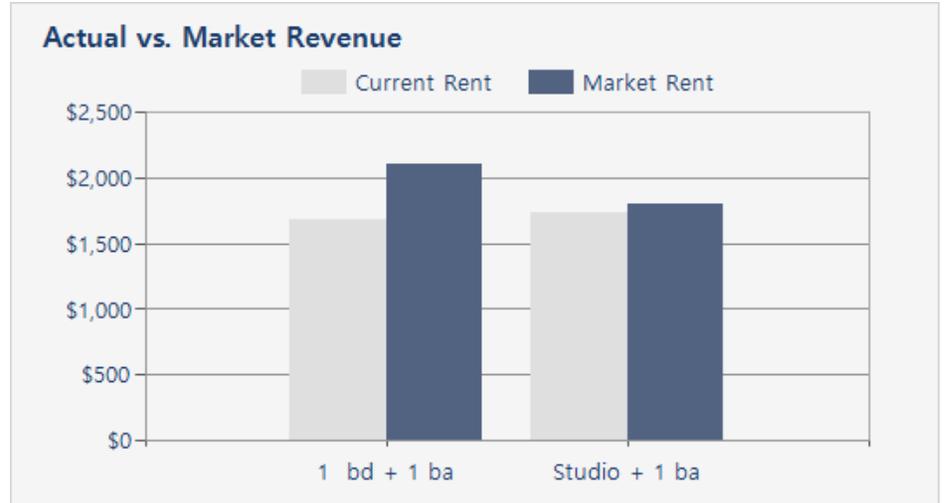
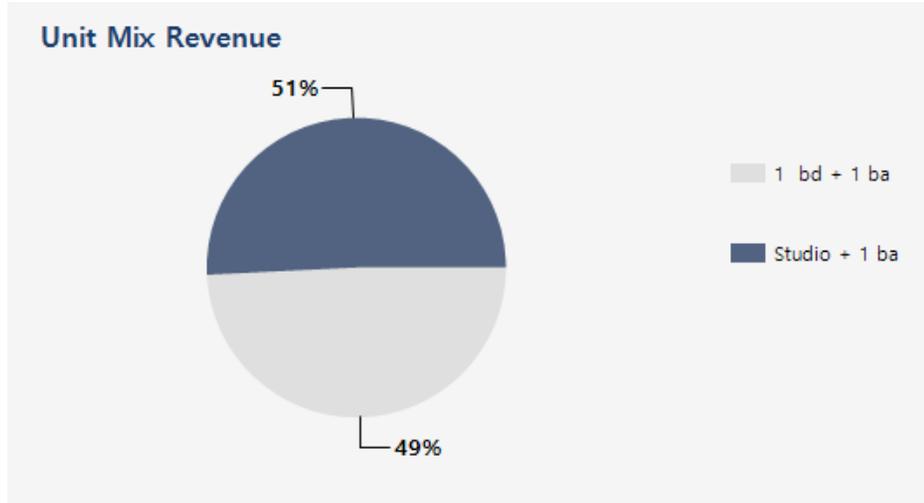
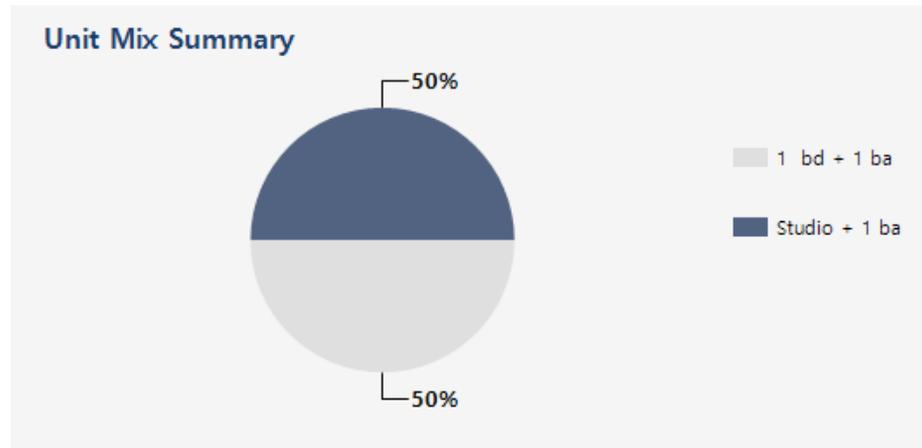
Multiple tenants pay separate parking fees that are not subject to rent control and are currently below market, offering immediate NOI upside. Former RTI ADU plans (expired but easily re-approved) and a large basement create additional potential for future rental or storage income (buyer to verify).

Excellent curb appeal, well-maintained common areas, and a scalable operational profile. A rare opportunity to acquire a small-scale Hollywood asset with real cash flow today and multiple built-in value-add levers.

- Solid 5.5% existing cap rate with upside to 6.6%
- Walkable Hollywood location near Transit and Studios
- ADU plans previously RTI, providing head start for large additional unit



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	4	\$1,684	\$6,736	\$2,095	\$8,380
Studio + 1 ba	4	\$1,737	\$6,947	\$1,795	\$7,180
Totals/Averages	8	\$1,710	\$13,683	\$1,945	\$15,560





02

Location

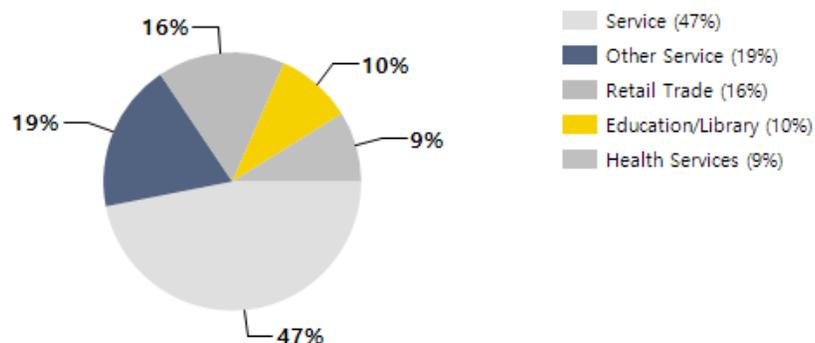
- Location Summary
- Local Business Map
- Major Employers Map
- Drive Times

8 UNITS IN HOLLYWOOD

Walkable Hollywood Location Near Transit & Studios

- The property sits at the convergence of Hollywood, East Hollywood, and Larchmont—three submarkets experiencing sustained redevelopment and some of the strongest renter demand in Los Angeles.
- Hollywood Studio District: Paramount Studios, Netflix, Sunset Gower, and other major employers anchor thousands of jobs within minutes.
- Koreatown adjacency: One of LA's most vibrant, high-density neighborhoods with unmatched dining, nightlife, and cultural amenities.
- Transit connectivity: Close to the Metro B Line (Red Line), major bus routes, and key arterials like Melrose, Western, and Santa Monica Blvd.
- Healthcare & institutional anchors: Kaiser Permanente, Children's Hospital LA, and Hollywood Presbyterian Medical Center support year-round rental demand.
- Active development pipeline: Surrounding blocks continue to see new multifamily and mixed-use projects, reinforcing long-term appreciation.

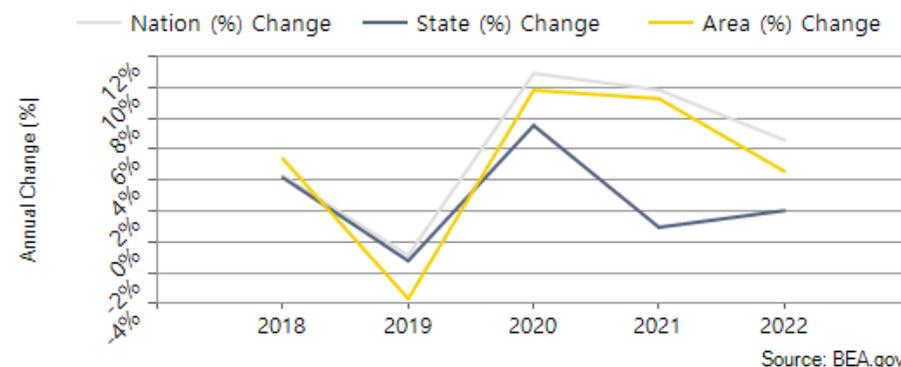
Major Industries by Employee Count

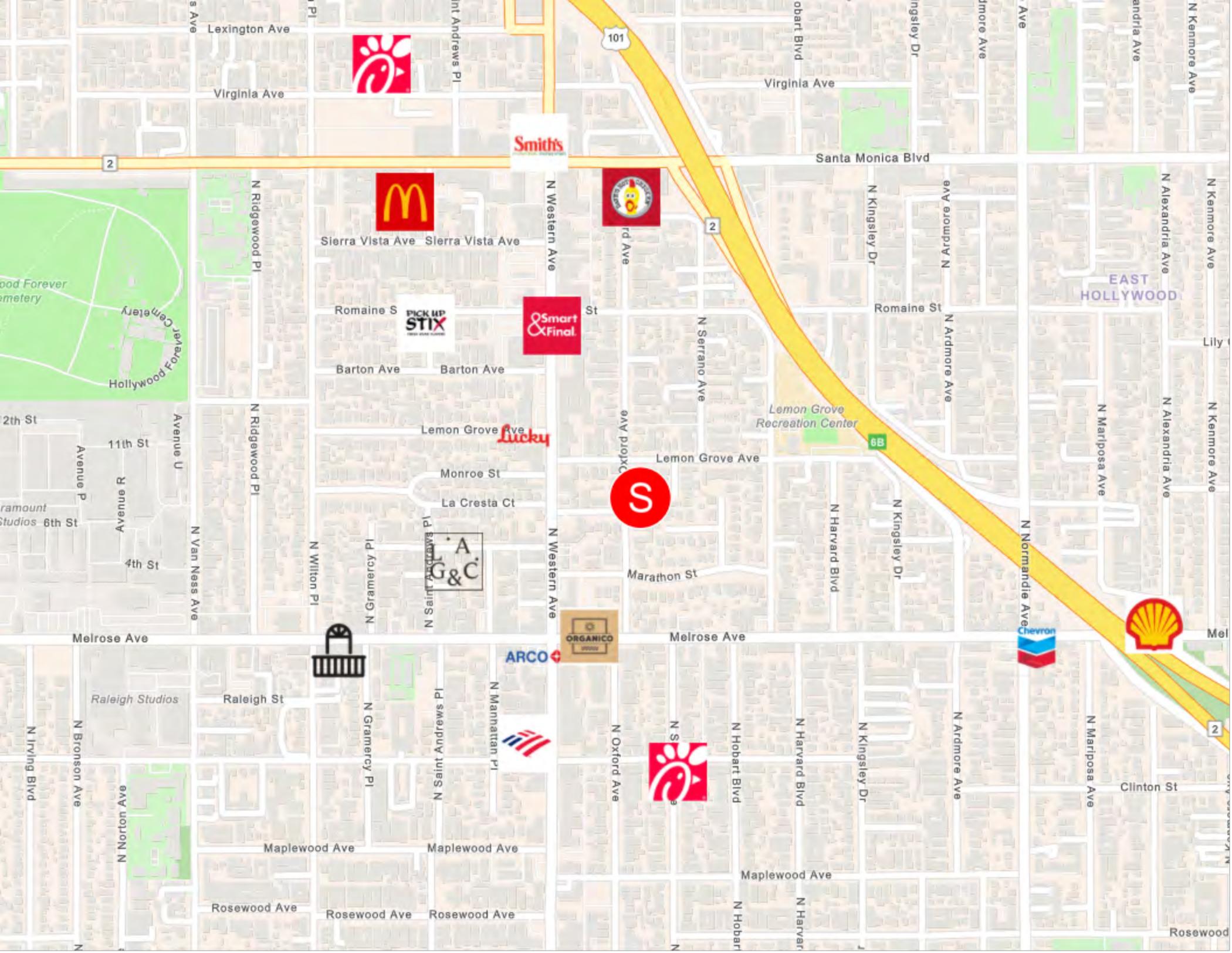


Largest Employers

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	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000

Los Angeles County GDP Trend





Smith's



Smart Final

Lucky



EAST HOLLYWOOD



Kaiser Permanente

Approx. 44,769 Employees
Approx. 5 miles

University of Southern California

Approx. 23,227 Employees
Approx. 5 miles

Northrop Grumman Corp.

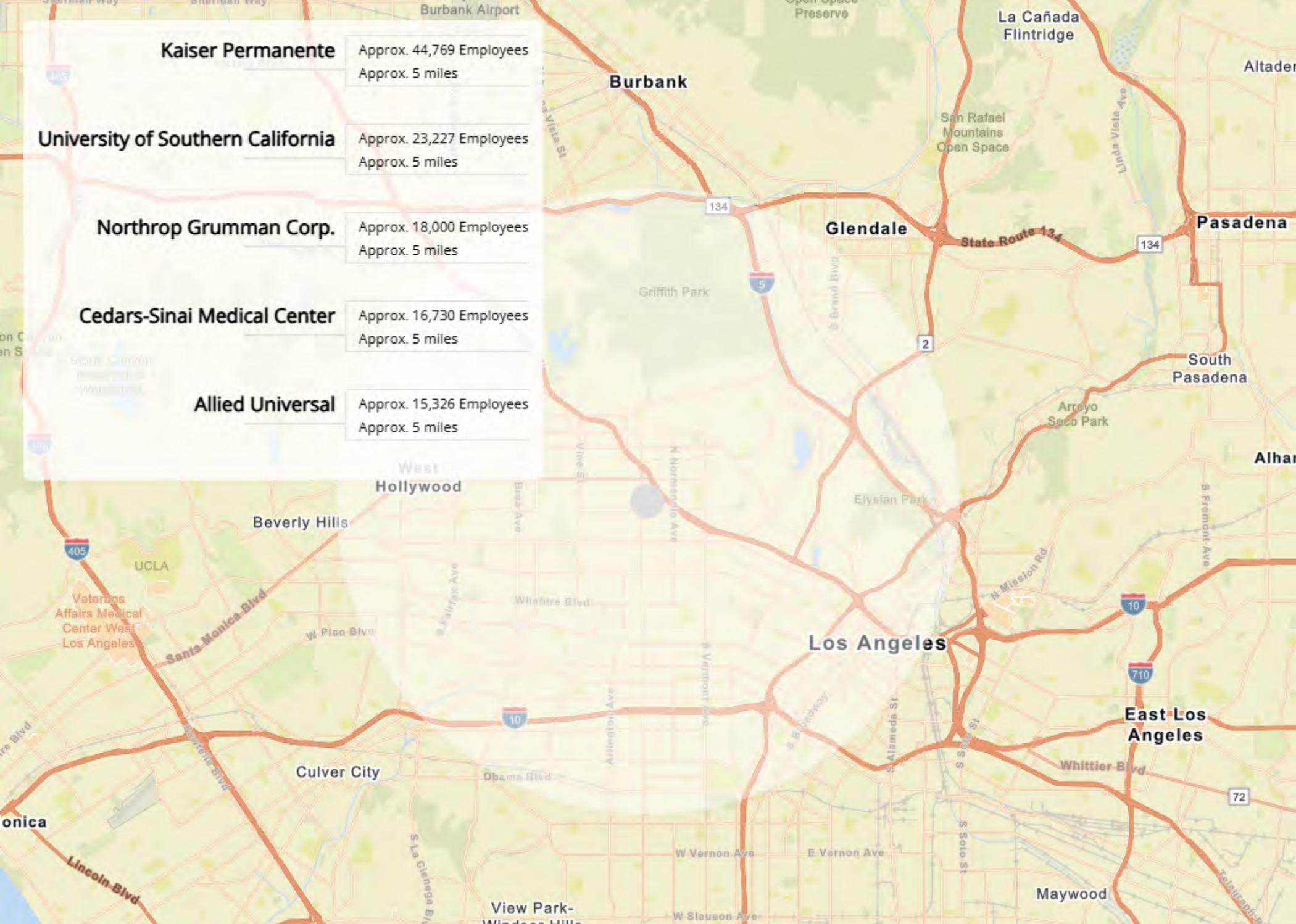
Approx. 18,000 Employees
Approx. 5 miles

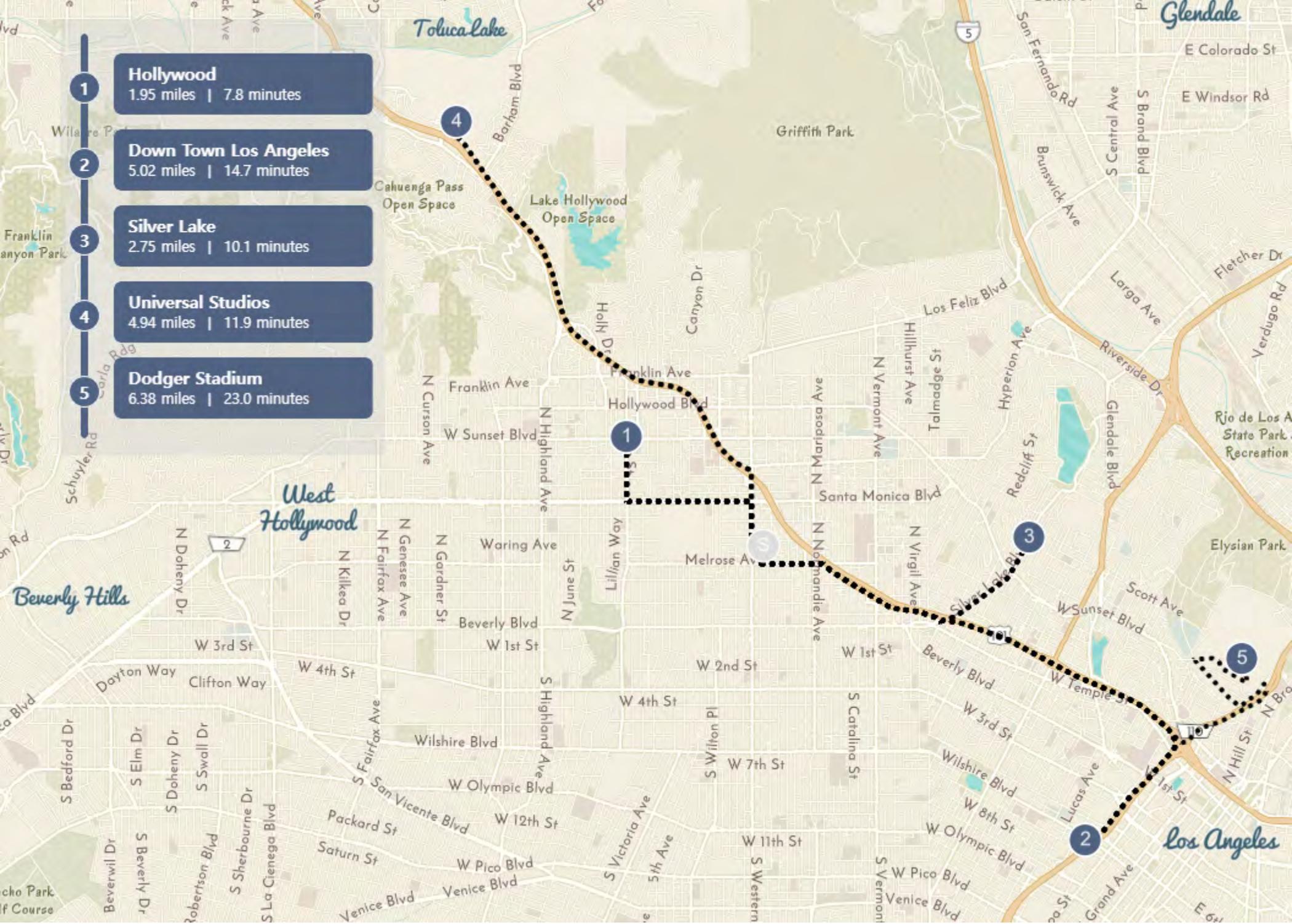
Cedars-Sinai Medical Center

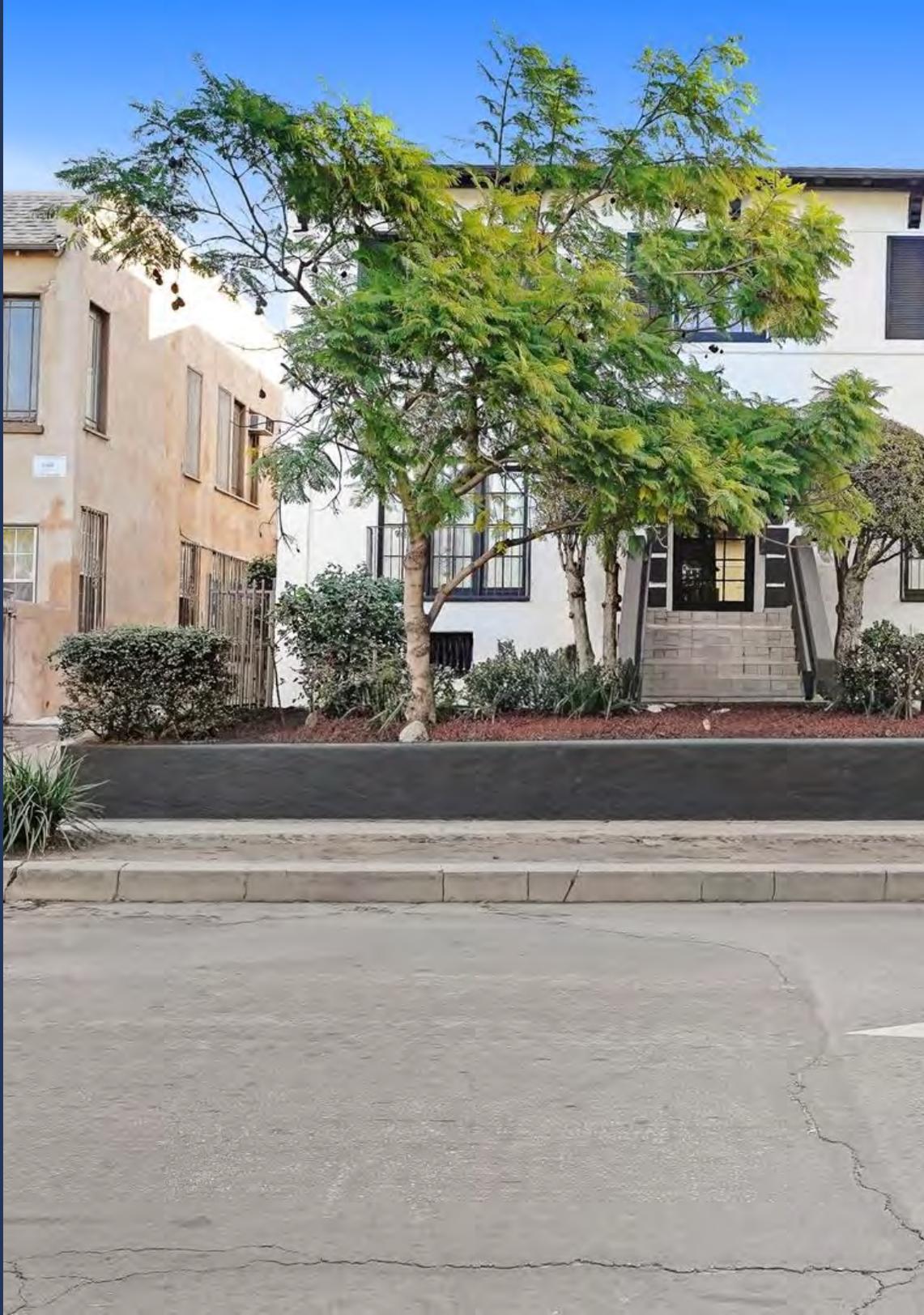
Approx. 16,730 Employees
Approx. 5 miles

Allied Universal

Approx. 15,326 Employees
Approx. 5 miles







03 Property Description

- Property Features
- Property Images

8 UNITS IN HOLLYWOOD

PROPERTY FEATURES

NUMBER OF UNITS	8
BUILDING SF	4,220
LAND SF	5,017
ZONING TYPE	LAR1
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6

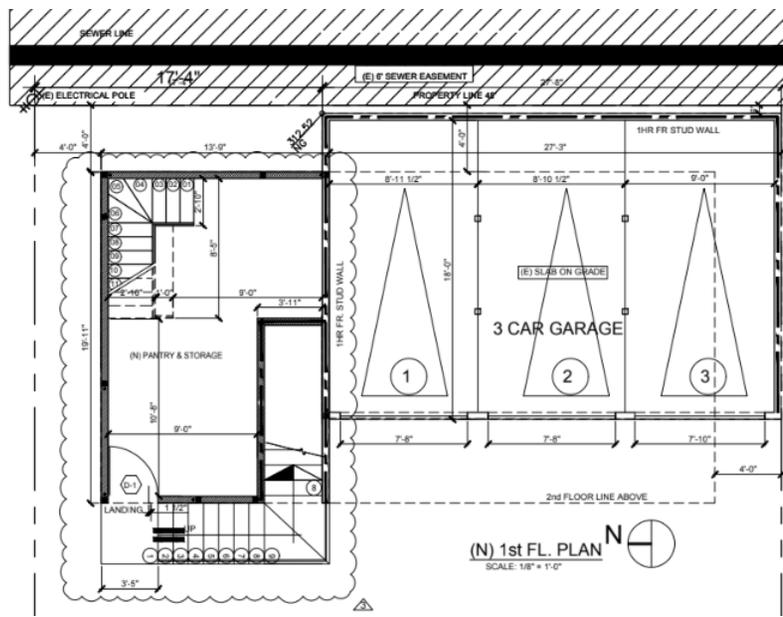
UTILITIES

WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

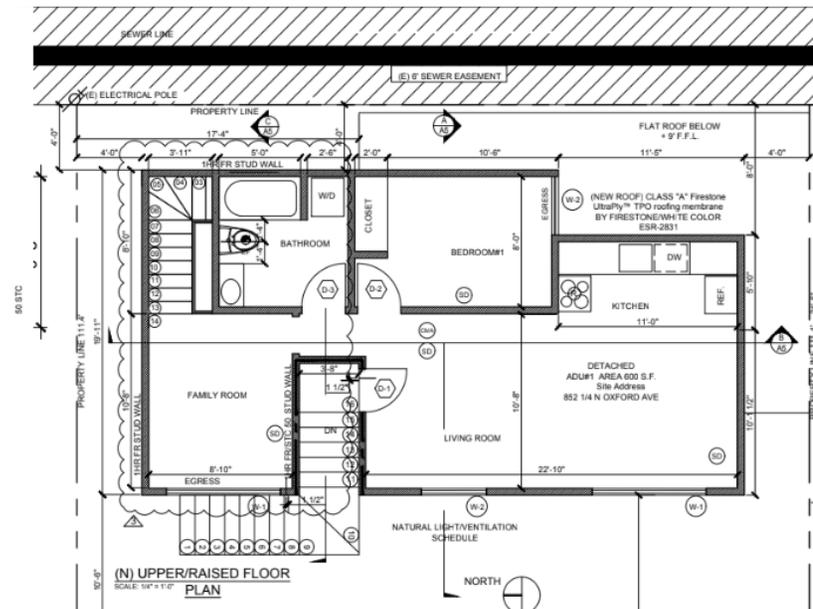
FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat





First Floor Plans (includes retained parking)

ADU PLANS



Second Story Unit



Unit	Unit Mix	Current Rent	Market Rent	Notes
852	1 bd + 1 ba	\$2,090	\$2,095	Inclusive of pet rent
852.5	1 bd + 1 ba	\$2,053	\$2,095	Inclusive of parking
854	Studio + 1 ba	\$1,645	\$1,795	
854.5*	Studio + 1 ba	\$1,804	\$1,795	Inclusive of parking and pet rent
856	Studio + 1 ba	\$1,694	\$1,795	
856.5*	Studio + 1 ba	\$1,804	\$1,795	Inclusive of parking and pet rent
858	1 bd + 1 ba	\$477	\$2,095	
858.5*	1 bd + 1 ba	\$2,116	\$2,095	
Totals / Averages		\$13,683	\$15,560	



* Rents reflect currently eligible rent increases.



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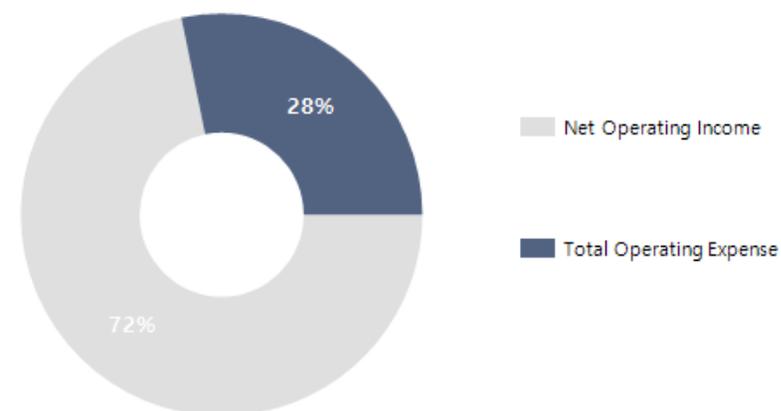
Financial Analysis

Income & Expense Analysis

8 UNITS IN HOLLYWOOD

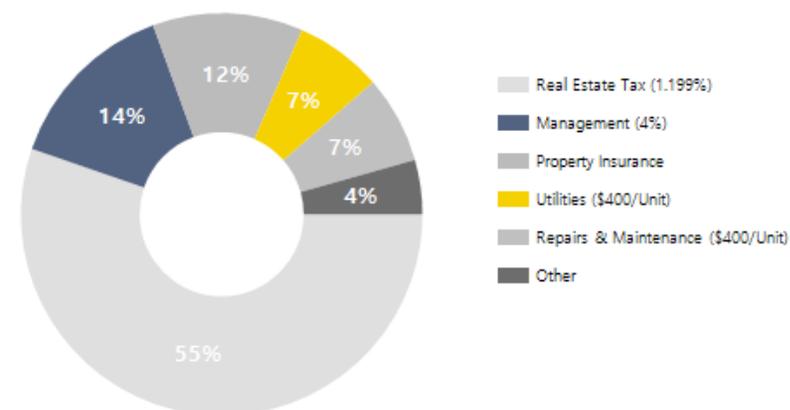
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$164,196	\$186,720
Laundry Income	\$1,800	\$1,800
Gross Potential Income	\$165,996	\$188,520
General Vacancy	-\$4,925	-\$4,668
Effective Gross Income	\$161,071	\$183,852
Less Expenses	\$45,442	\$46,353
Net Operating Income	\$115,629	\$137,499



EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.199%)	\$25,119	\$25,119
Property Insurance	\$5,500	\$5,500
Management (4%)	\$6,443	\$7,354
Utilities (\$400/Unit)	\$3,200	\$3,200
Repairs & Maintenance (\$400/Unit)	\$3,200	\$3,200
Pest Control (\$65/Month)	\$780	\$780
Gardening (\$100/Month)	\$1,200	\$1,200
Total Operating Expense	\$45,442	\$46,353

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

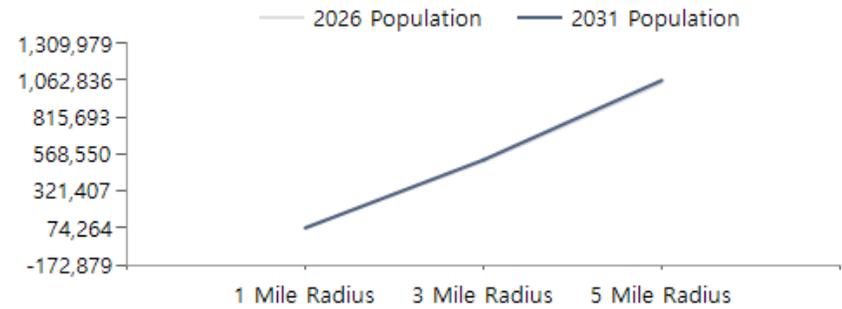
General Demographics

Race Demographics

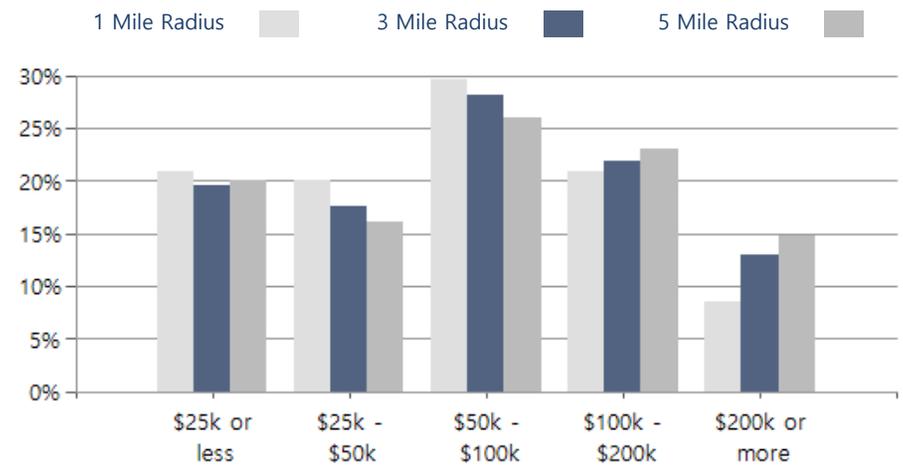
8 UNITS IN HOLLYWOOD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	91,293	563,007	1,059,551
2010 Population	83,438	530,732	1,037,289
2026 Population	74,264	520,844	1,046,767
2031 Population	75,125	531,027	1,062,836
2026 African American	2,876	27,010	86,539
2026 American Indian	1,637	10,865	19,560
2026 Asian	13,453	110,461	184,871
2026 Hispanic	40,238	217,601	432,808
2026 Other Race	27,647	141,947	279,184
2026 White	19,542	168,453	348,285
2026 Multiracial	9,024	61,516	127,044
2026-2031: Population: Growth Rate	1.15%	1.95%	1.55%

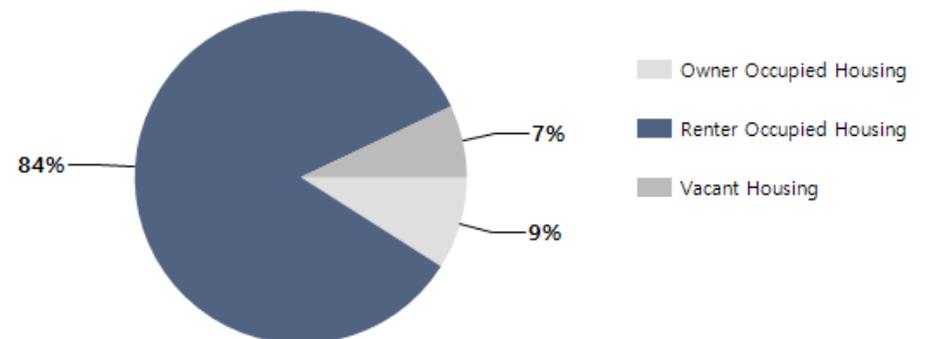
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,945	30,413	61,785
\$15,000-\$24,999	2,521	16,982	32,455
\$25,000-\$34,999	2,601	18,329	32,223
\$35,000-\$49,999	3,574	24,293	43,472
\$50,000-\$74,999	5,723	39,376	68,512
\$75,000-\$99,999	3,418	28,700	53,733
\$100,000-\$149,999	4,191	34,256	68,399
\$150,000-\$199,999	2,258	18,535	40,279
\$200,000 or greater	2,615	31,326	69,641
Median HH Income	\$61,254	\$68,909	\$73,596
Average HH Income	\$89,674	\$109,101	\$115,899



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

8 Units in Hollywood

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