



GLOBAL PLATINUM  
PROPERTIES

Offering Memorandum

7-UNIT BUILDING IN SAN PEDRO

PRICED AT JUST OVER \$171K PER UNIT  
1309 MESA ST., SAN PEDRO CA 90731

# 7-unit building in San Pedro

## CONTENTS

### 01 Executive Summary

Investment Summary  
Unit Mix Summary

### 02 Location

Location Summary  
Locator Map  
Regional Map  
Aerial Map  
Local Business Map  
Drive Times

### 03 Property Description

Property Features

### 04 Rent Roll

Rent Roll

### 05 Financial Analysis

Income & Expense Analysis

*Global Platinum Properties*

### 06 Demographics

General Demographics



**Armin Soleimani**

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



**Julio Ruiz**

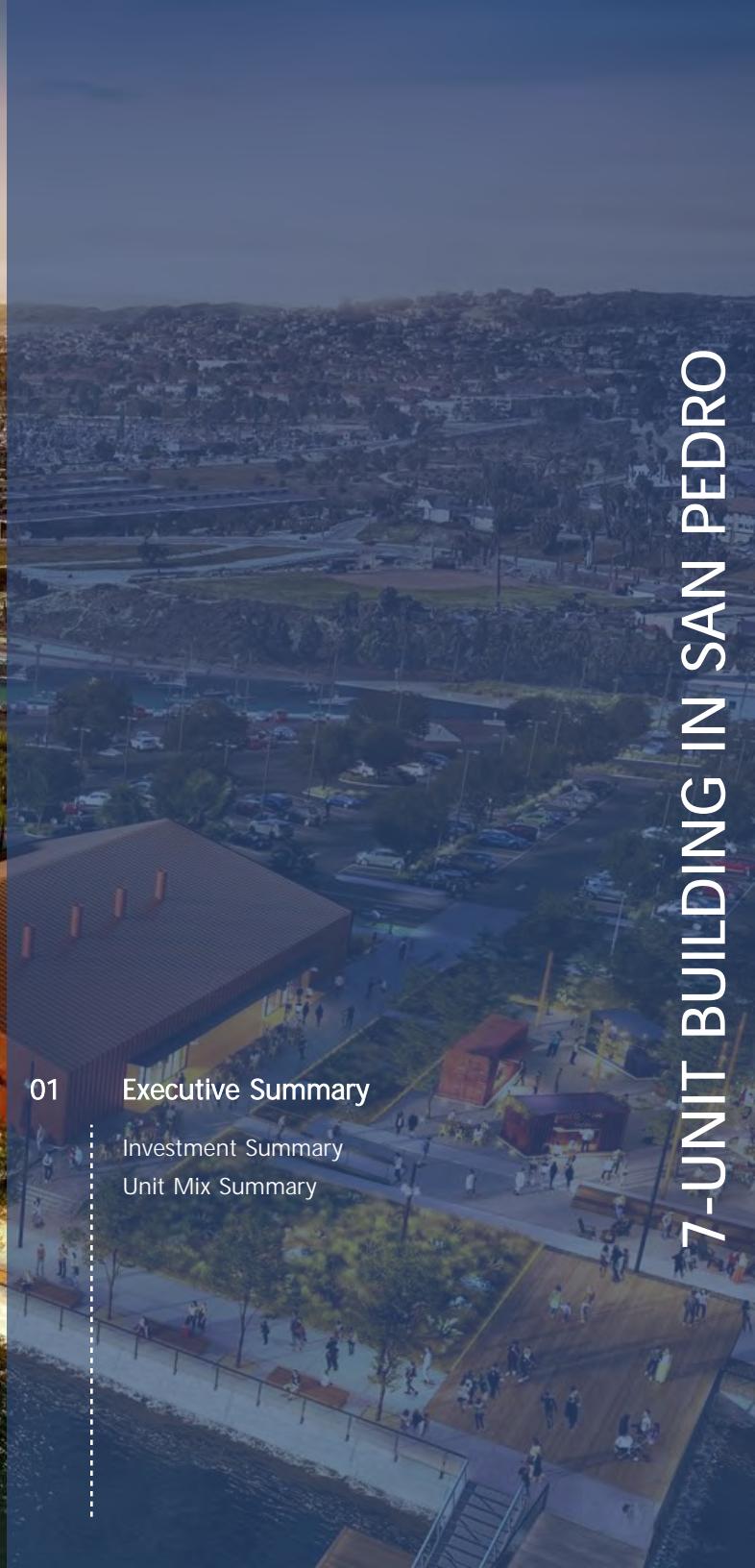
Global Platinum Properties  
Broker  
(818) 524-0706  
ziuroiluj@gmail.com  
01911261



**GLOBAL PLATINUM  
PROPERTIES**

Brokerage License No.: 02062910  
[www.gppla.com](http://www.gppla.com)

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

## Executive Summary

Investment Summary  
Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	1309 Mesa St. San Pedro CA 90731
COUNTY	Los Angeles
MARKET	San Pedro
SUBMARKET	Los Angeles Harbor
BUILDING SF	4,102 SF
LAND SF	4,500 SF
NUMBER OF UNITS	7
YEAR BUILT	1912
APN	7456015028
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$999,000
PRICE PSF	\$243.54
PRICE PER UNIT	\$142,714
OCCUPANCY	97.00%
NOI (CURRENT)	\$47,159
NOI (Pro Forma)	\$148,706
CAP RATE (CURRENT)	4.72%
CAP RATE (Pro Forma)	14.89%
GRM (CURRENT)	13.73
GRM (Pro Forma)	5.63

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	39,868	95,527	198,380
2020 Median HH Income	\$51,894	\$76,750	\$70,893
2020 Average HH Income	\$72,431	\$107,728	\$104,476



## SAN PEDRO

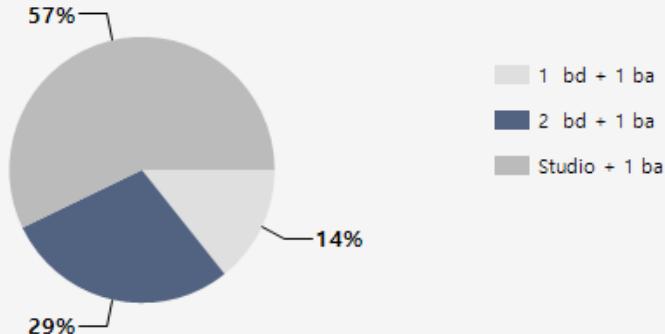
This exceptional 7-Unit property represents a rare investment opportunity with outstanding rental income potential. Currently delivering a robust cap rate of over 4.7%, it stands out as a prime addition to any portfolio. Built in 1912, this historic asset encompasses 4,102 square feet of thoughtfully designed living space, situated on a generous 4,500-square-foot lot with convenient alley access. The property features two charming, well-maintained 2-bedroom, 1-bath units alongside five inviting studio apartments, offering a diverse and flexible rental mix. Perfectly positioned within strolling distance to the vibrant Main Channel Waterfront, South Pacific Avenue's retail and dining hotspots, and 22nd Street Park, it combines unparalleled convenience with an exceptional lifestyle. San Pedro, one of Los Angeles' most promising emerging beach communities, seamlessly blends historic allure with dynamic growth potential, making this property a compelling opportunity for savvy investors seeking long term returns and appreciation!

- Excellent investment opportunity with potential for high rental income
- Diverse unit mix of two 2-bedroom units and five studio units
- Spacious living space of 4,102 square feet on a large lot of 4,500 square feet
- Prime location within walking distance to Main Channel Waterfront, South Pacific Avenue retail and dining, and 22nd Street Landing restaurant

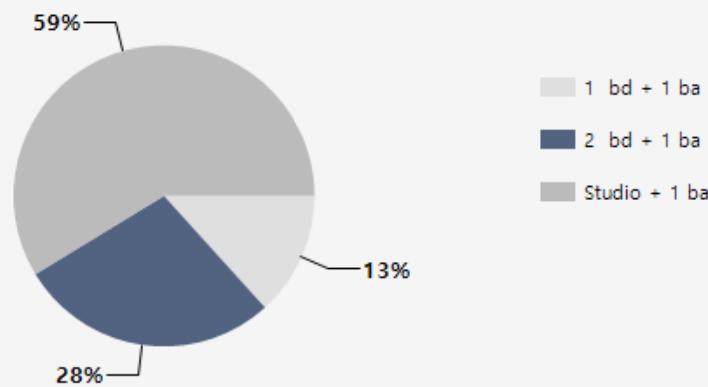


Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	1	\$806	\$806	\$2,263	\$2,263
2 bd + 1 ba	2	\$850	\$1,699	\$2,600	\$5,200
Studio + 1 ba	4	\$890	\$3,560	\$1,832	\$7,326
<b>Totals/Averages</b>	<b>7</b>	<b>\$866</b>	<b>\$6,065</b>	<b>\$2,113</b>	<b>\$14,789</b>

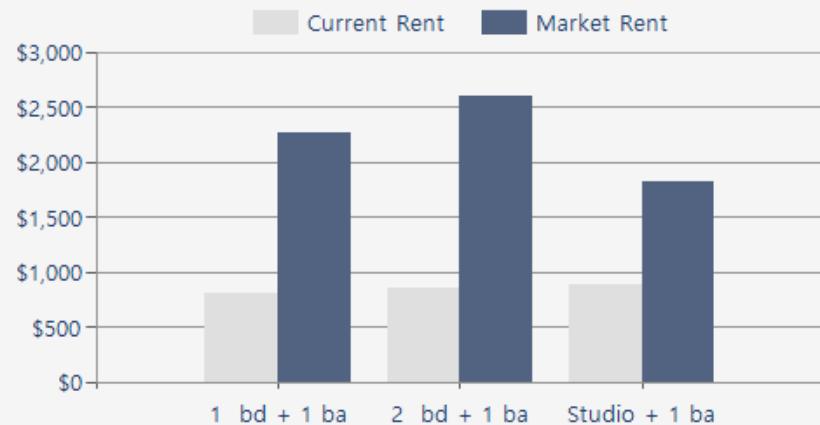
**Unit Mix Summary**

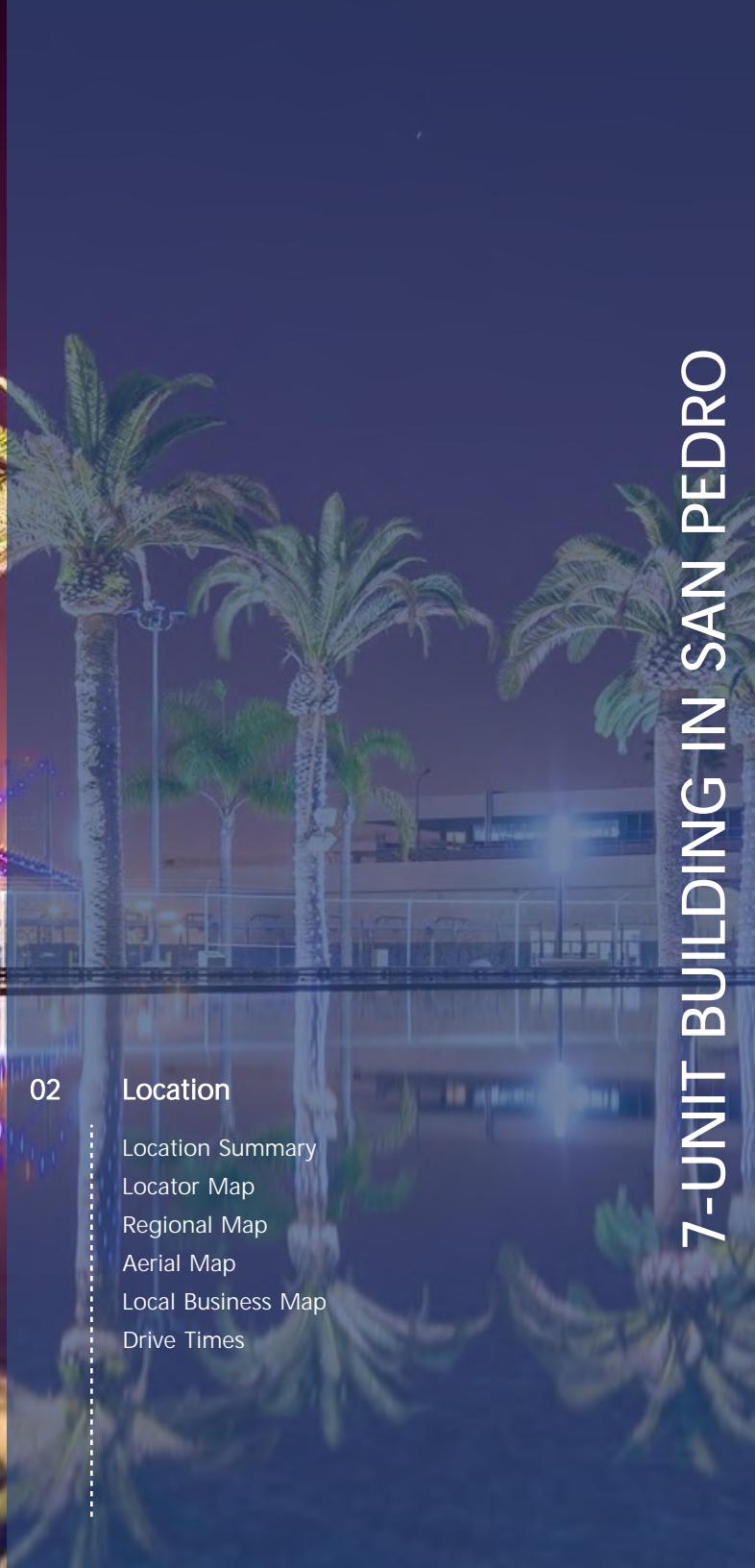


**Unit Mix Revenue**



**Actual vs. Market Revenue**





02

## Location

- Location Summary
- Locator Map
- Regional Map
- Aerial Map
- Local Business Map
- Drive Times

## San Pedro

- Located walking distance to one of the most exciting water-front redevelopment projects in Los Angeles. The \$150 million first wave of the redevelopment led by The Ratkovich Company and Jerico Development would include more than 150,000 square feet of new shops and restaurants, 30,000 square feet of office space for maritime-relates businesses, and the restoration of 89,000 square feet of the existing wharf and floating dock space. Other exciting projects in the area include The VUE (a 16-story condo property about a mile away) and a 37-unit apartment building, including 16 apartments for very low-income households, on a San Pedro property on the Los Angeles Waterfront, not far from the Battleship USS Iowa Museum. San Pedro is the most affordable water-front real estate markets in the Los Angeles area, buy now before the secret gets out!

## Strong Rental Demand

- - San Pedro is a coastal community with a mix of working professionals, families, and maritime industry workers.
  - With the Port of Los Angeles nearby, there is a steady influx of people needing rental housing.

## Potential for Appreciation

- - San Pedro is undergoing revitalization, including the West Harbor development, which aims to transform the waterfront with entertainment, dining, and retail.
  - As infrastructure improves, property values are expected to increase.

## Affordability Compared to Other LA Areas

- - Compared to places like Long Beach, Redondo Beach, or downtown Los Angeles, San Pedro offers relatively lower property prices with strong rental income potential.

## High Cash Flow Potential

- - Multifamily properties typically generate consistent rental income, and San Pedro's rental market remains strong due to limited housing supply and growing demand.
  - A low vacancy rate makes it easier to maintain steady cash flow.

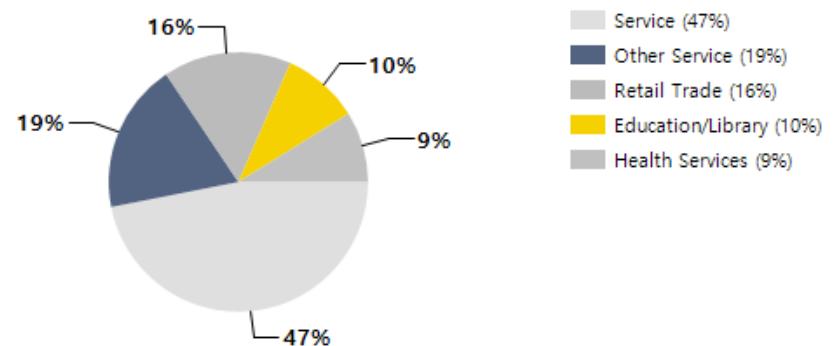
## Diverse Tenant Pool

- - With a mix of young professionals, families, and retirees, there is less risk of tenant turnover.
  - The area's proximity to major employers in trade, logistics, and tourism further stabilizes demand.

## Proximity to Attractions & Job Centers

- - The San Pedro waterfront, Cabrillo Beach, USS Iowa, and Vincent Thomas Bridge add to the area's appeal.
  - Easy access to Long Beach, downtown LA, and the South Bay makes it a desirable location for renters.
  - The West Harbor project (set to replace Ports O' Call Village) and planned infrastructure improvements may further increase property values and rental demand.

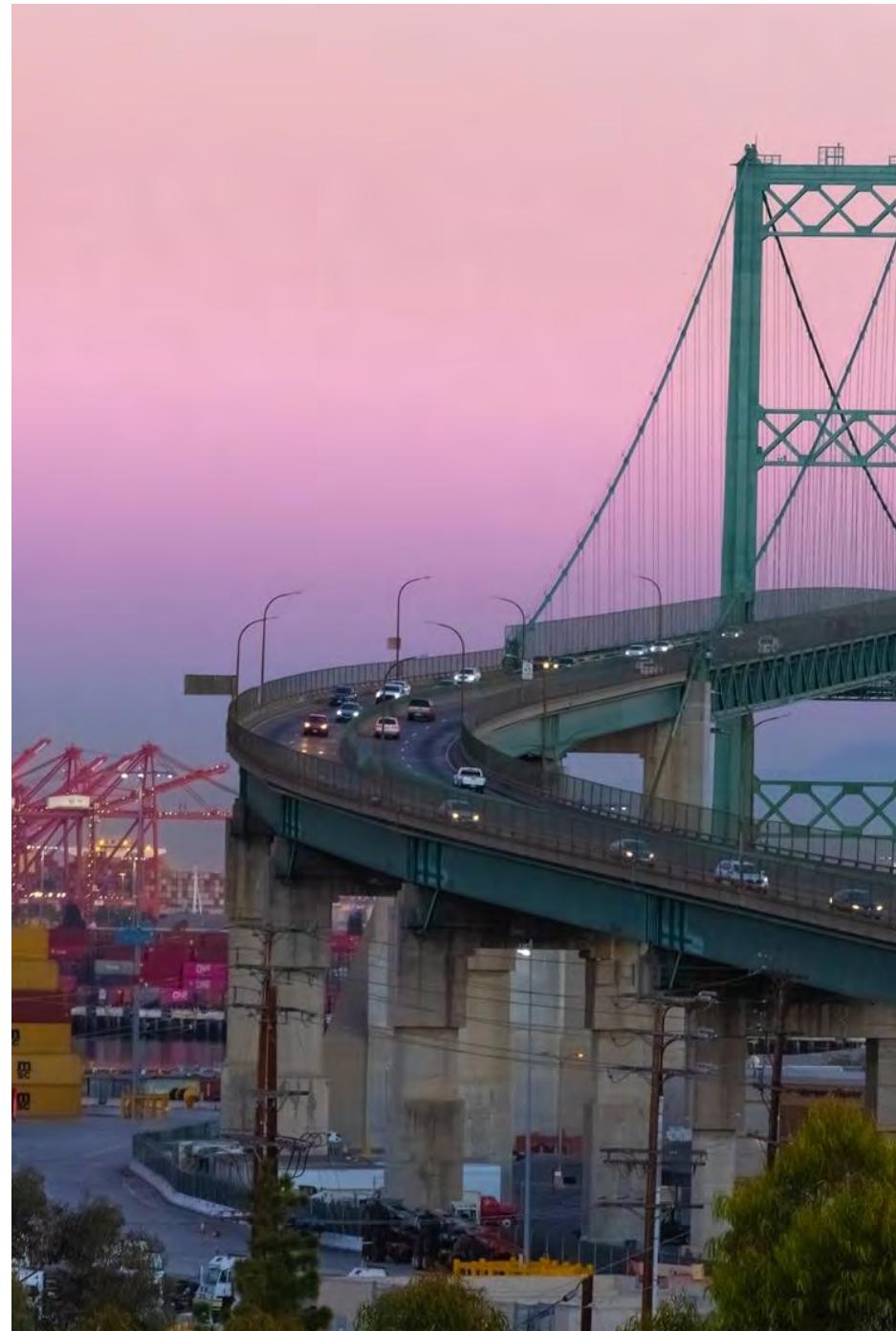
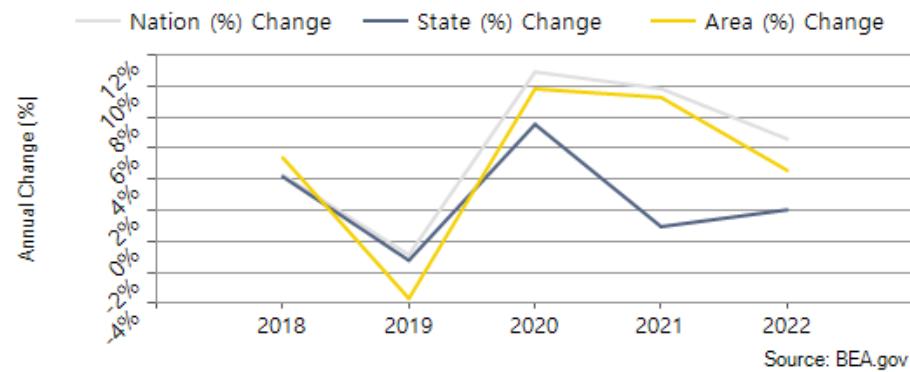
## Major Industries by Employee Count



## Largest Employers

Los Angeles Unified School District	65,000
Los Angeles County Sheriff's Department	18,000
Los Angeles County Department of Children and Family Services	7,000
Los Angeles County Department of Public Health	4,000
Port of Los Angeles	3,000
Los Angeles County Department of Mental Health	3,000
Harbor-UCLA Medical Center	2,000
California State University, Dominguez Hills	1,000

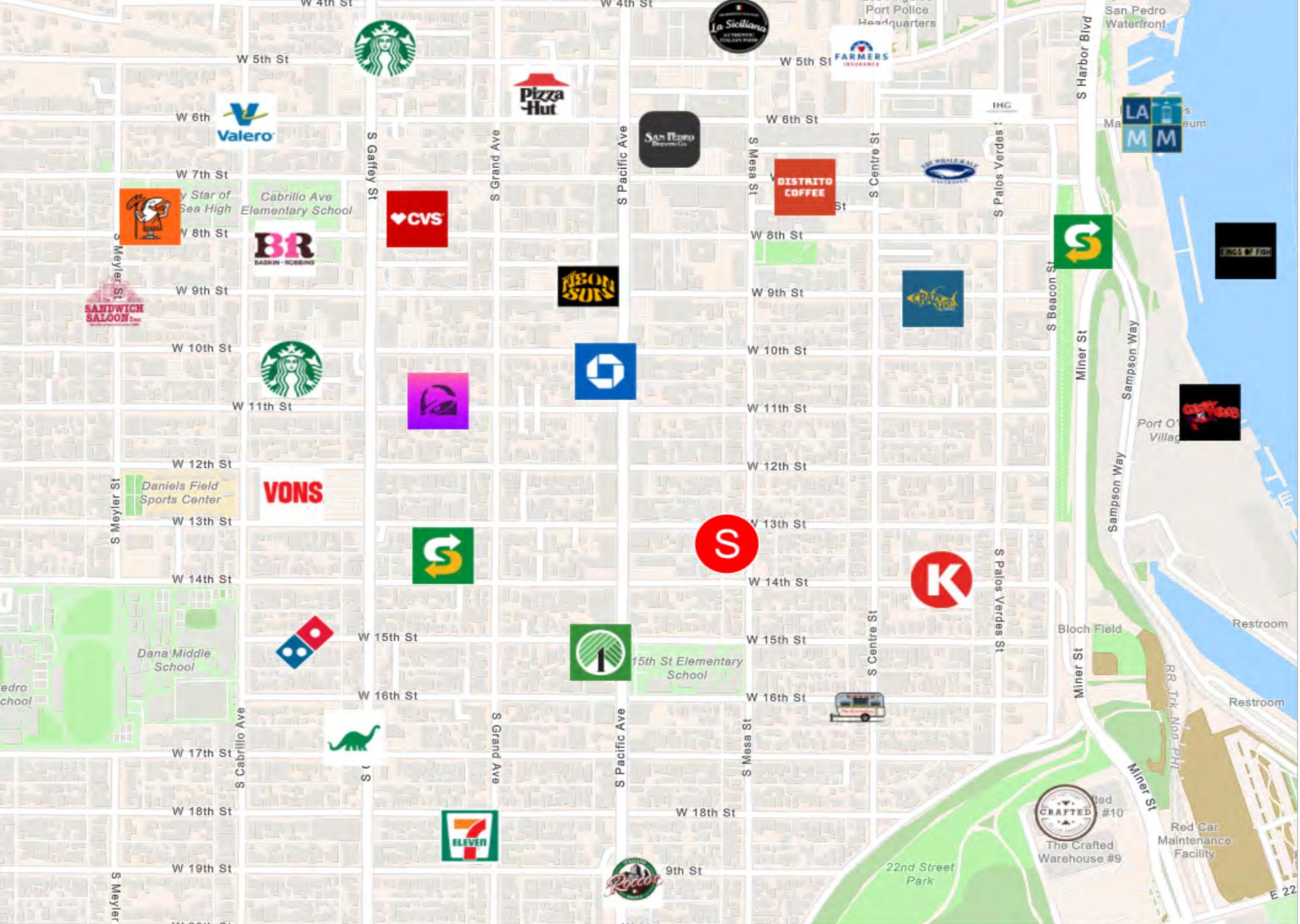
## Los Angeles County GDP Trend

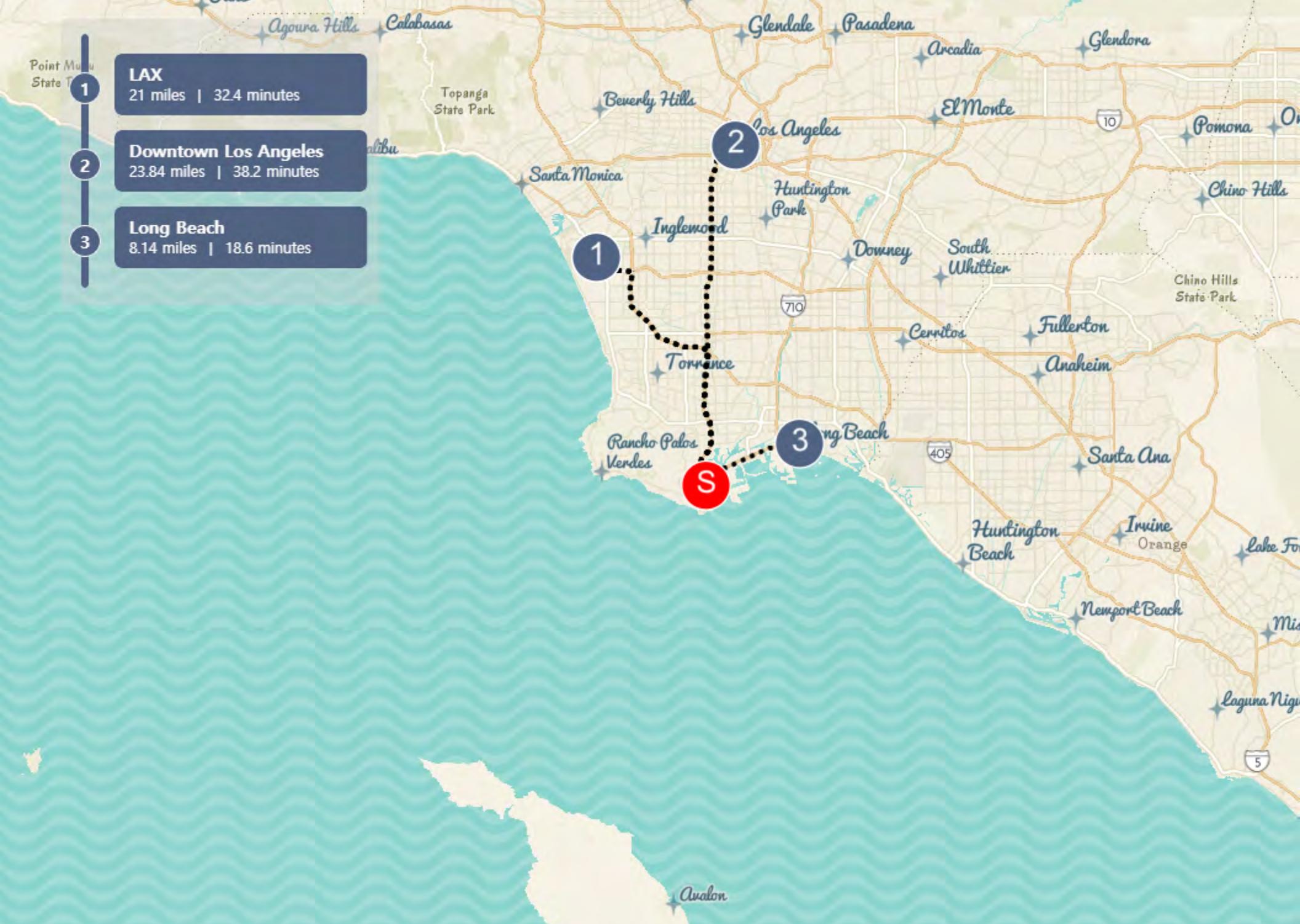


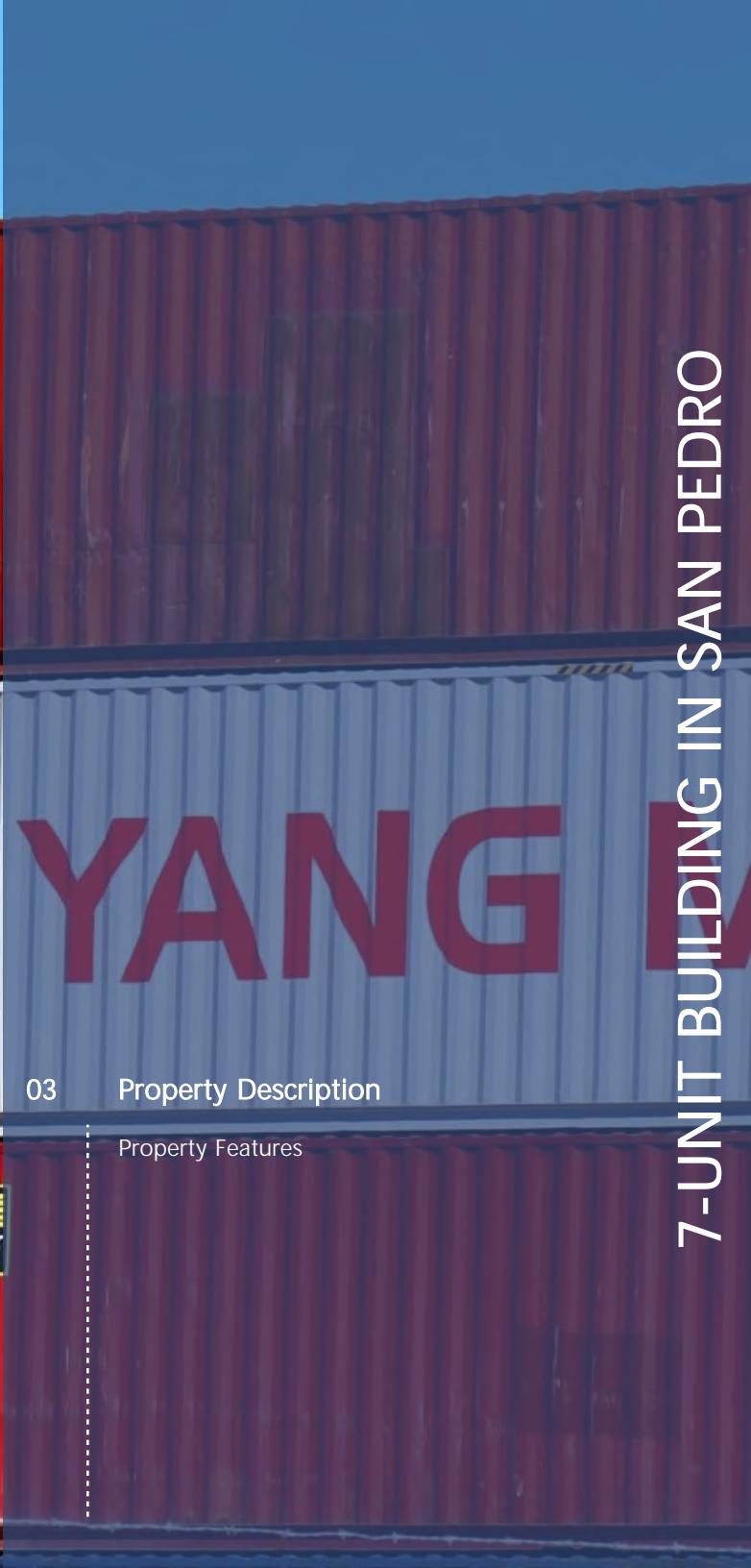












### 03 Property Description

Property Features

## PROPERTY FEATURES

NUMBER OF UNITS	7
BUILDING SF	4,102
LAND SF	4,500
YEAR BUILT	1912
# OF PARCELS	1
ZONING TYPE	LARD1.5
BUILDING CLASS	MODERATE
TOPOGRAPHY	FLAT
LOCATION CLASS	MULTIFAMILY
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	45X100

## UTILITIES

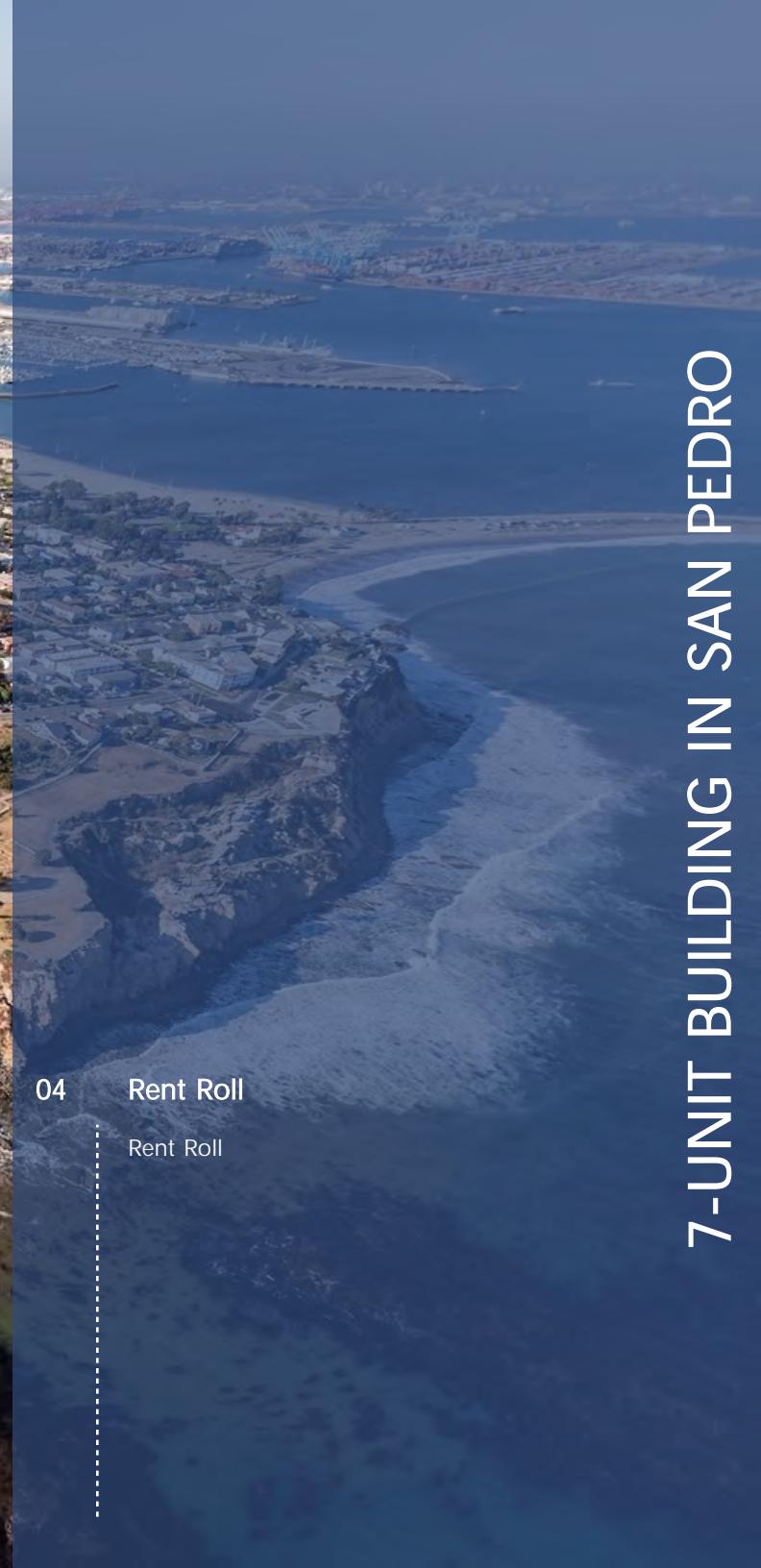
WATER	LANDLORD
TRASH	TENANT
GAS	TENANT
ELECTRIC	TENANT
RUBS	TENANT

## CONSTRUCTION

FOUNDATION	RAISED
FRAMING	WOOD FRAME
EXTERIOR	STUCCO
ROOF	SHINGLE
LANDSCAPING	GRASS



7-unit building in San Pedro | Rent Roll



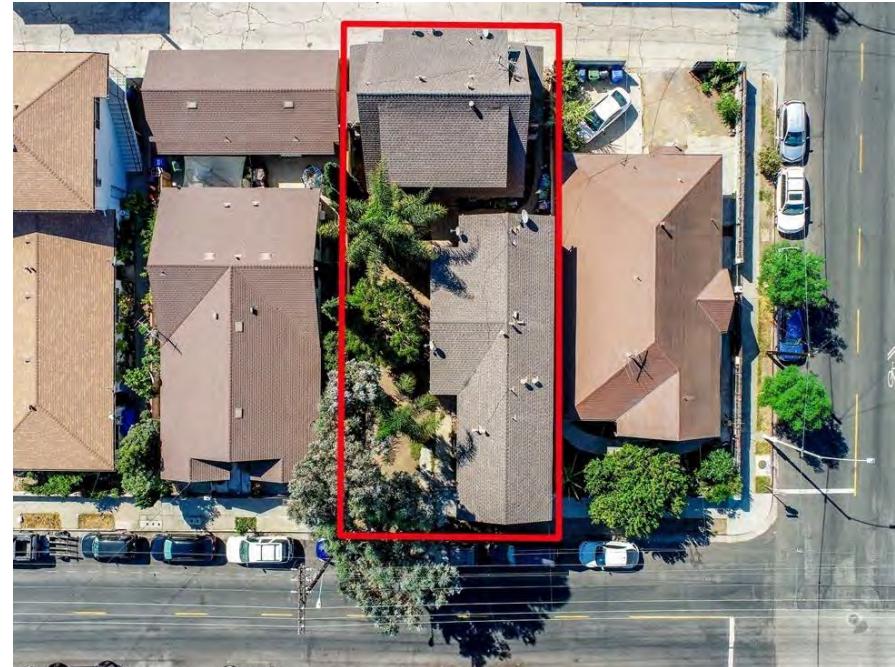
04

Rent Roll

Rent Roll

7-UNIT BUILDING IN SAN PEDRO

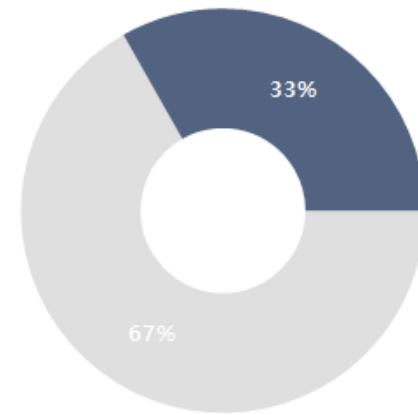
Unit	Unit Mix	Current Rent	Market Rent
1	2 bd + 1 ba	\$839.00	\$2,600.00
2	Studio + 1 ba	\$701.00	\$1,800.00
3	1 bd + 1 ba	\$806.00	\$2,263.00
4	Studio + 1 ba	\$1,852.00	\$1,926.00
5	Studio + 1 ba	\$518.00	\$1,800.00
6	Studio + 1 ba	\$489.00	\$1,800.00
7	2 bd + 1 ba	\$860.00	\$2,600.00
<b>Totals / Averages</b>		<b>\$6,065.00</b>	<b>\$14,789.00</b>



## REVENUE ALLOCATION

CURRENT

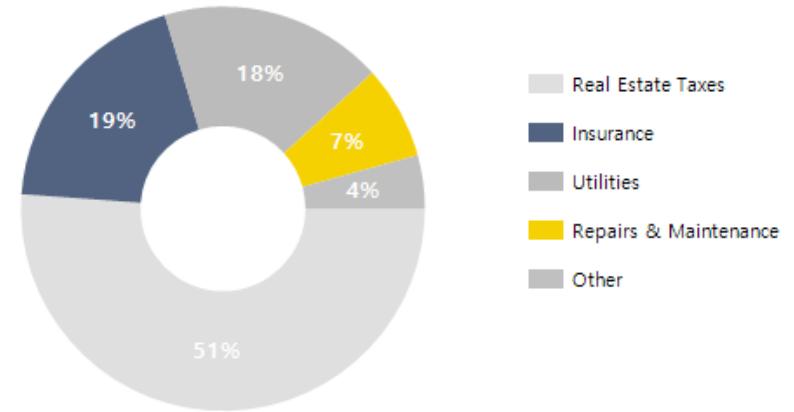
INCOME	CURRENT	PRO FORMA		
Gross Potential Rent	\$72,780	\$177,468		
<b>Gross Potential Income</b>	<b>\$72,780</b>	<b>\$177,468</b>		
General Vacancy	-3.00%	-3.00%		
<b>Effective Gross Income</b>	<b>\$70,597</b>	<b>\$172,144</b>		
Less Expenses	\$23,438	33.19%	\$23,438	13.61%
<b>Net Operating Income</b>	<b>\$47,159</b>	<b>\$148,706</b>		



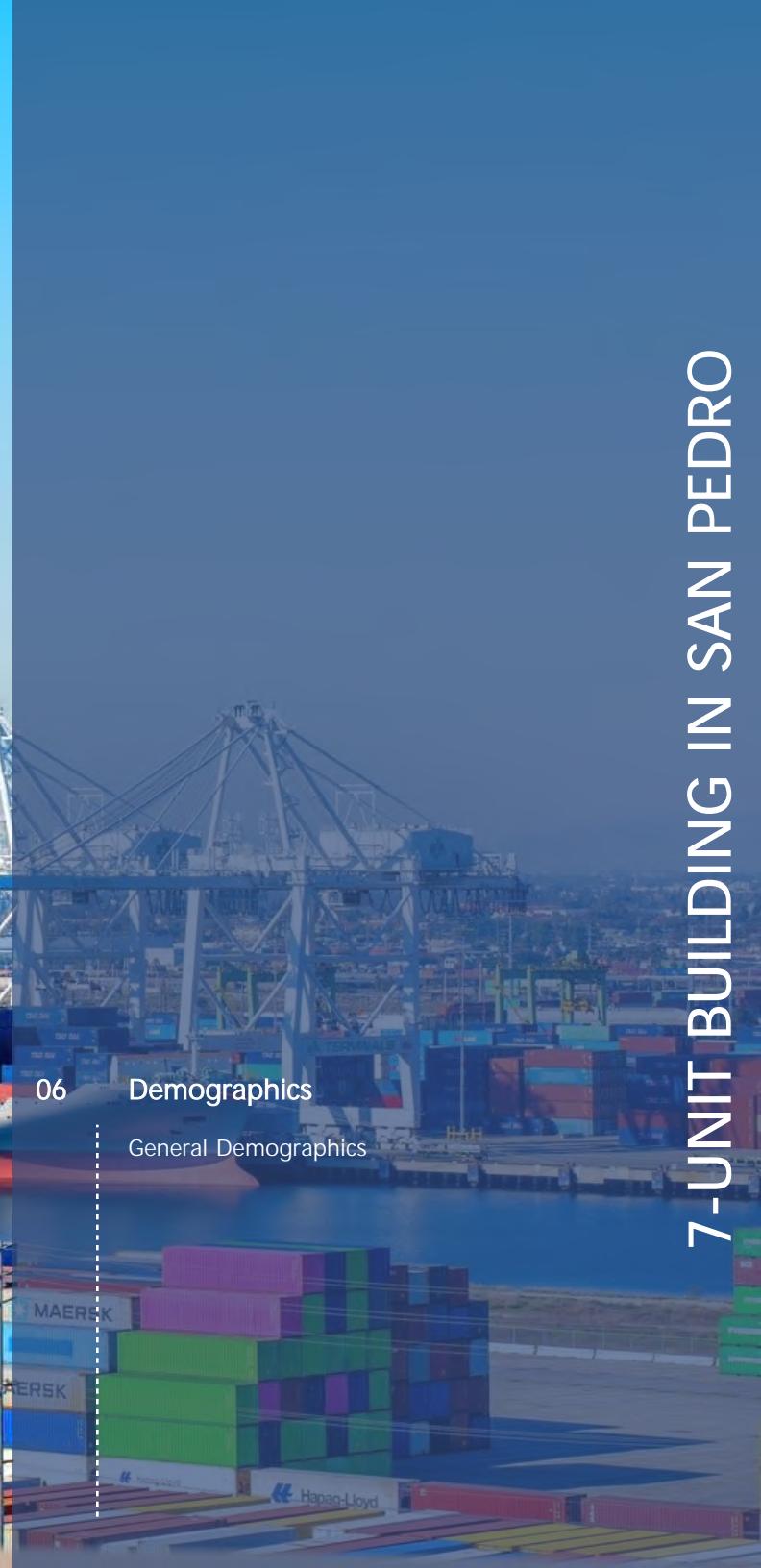
## DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$11,988	\$1,713	\$11,988	\$1,713
Insurance	\$4,500	\$643	\$4,500	\$643
Repairs & Maintenance	\$1,750	\$250	\$1,750	\$250
Utilities	\$4,200	\$600	\$4,200	\$600
Gardening	\$600	\$86	\$600	\$86
Pest Control	\$400	\$57	\$400	\$57
<b>Total Operating Expense</b>	<b>\$23,438</b>	<b>\$3,348</b>	<b>\$23,438</b>	<b>\$3,348</b>
Expense / SF	\$5.71		\$5.71	
% of EGI	33.19%		13.61%	



\*Expenses are estimated



06

## Demographics

General Demographics

# 7-unit building in San Pedro



## 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.

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

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

11022 Santa Monica Blvd. #240, Los Angeles, CA 90025

  
GLOBAL PLATINUM  
PROPERTIES

Brokerage License No.: 02062910  
[www.gppa.com](http://www.gppa.com)

powered by CREOP