



GLOBAL PLATINUM
PROPERTIES

161 S. BURLINGTON AVE.

LOS ANGELES, CA 90057

Offering Memorandum

Existing 14 Units

**Proposed 8
Detached ADUs**

**14 Existing Renovated Units + Plans for 8 Detached ADUs
Existing 6.75% Cap Rate with upside to 9.4% Cap after all ADU constructions costs
100% Fully Renovated Units in Trendy Filipino Town**

100% Fully Renovated 14-units

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	161 S Burlington Ave Los Angeles CA 90057
COUNTY	Los Angeles
NEIGHBORHOOD	Westlake
Price	\$ 4,200,000
Number of Units - Current	14
Gross Square Feet - Current	6,874
Price/Unit - Current	\$ 300,000
Price/SF - Current	\$ 611.00
CAP Rate - Current	6.75%
GRM - Current	10.89
Number of Units - Proforma - 8 Detached ADUs	22
Gross Square Feet - Proforma - 2,582 SF 8 ADUs	9,456
Construction Cost - \$300/SF	\$ 774,600.00
Total Price	\$ 4,974,600.00
Total Price/Unit - Proforma	\$ 226,118
Price/SF - Proforma	\$ 526.08
CAP Rate - Proforma	9.39%
GRM - Proforma	8.23
NOI (Pro Forma)	\$467,316
Year Built	1950
Lot Size	8,283

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	104,264	555,045	1,176,915
2025 Median HH Income	\$56,305	\$61,669	\$67,376
2025 Average HH Income	\$76,963	\$92,155	\$102,145

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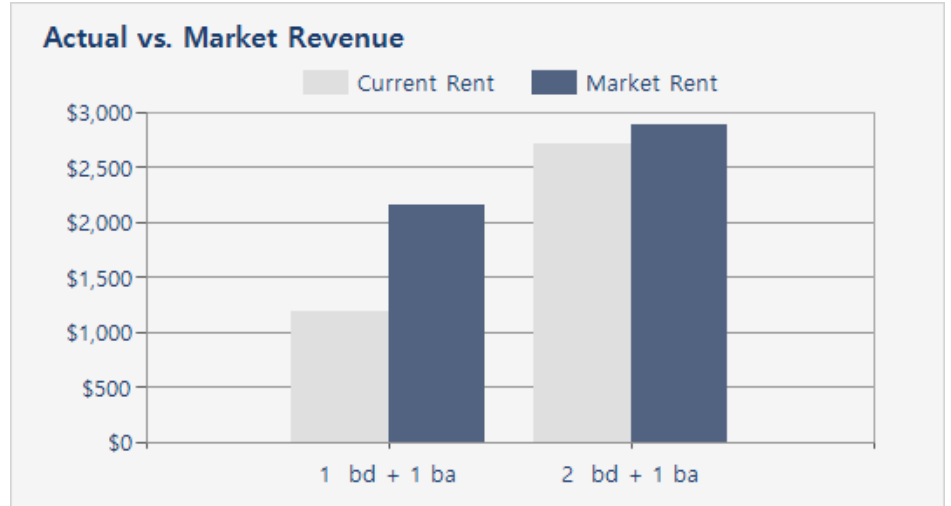
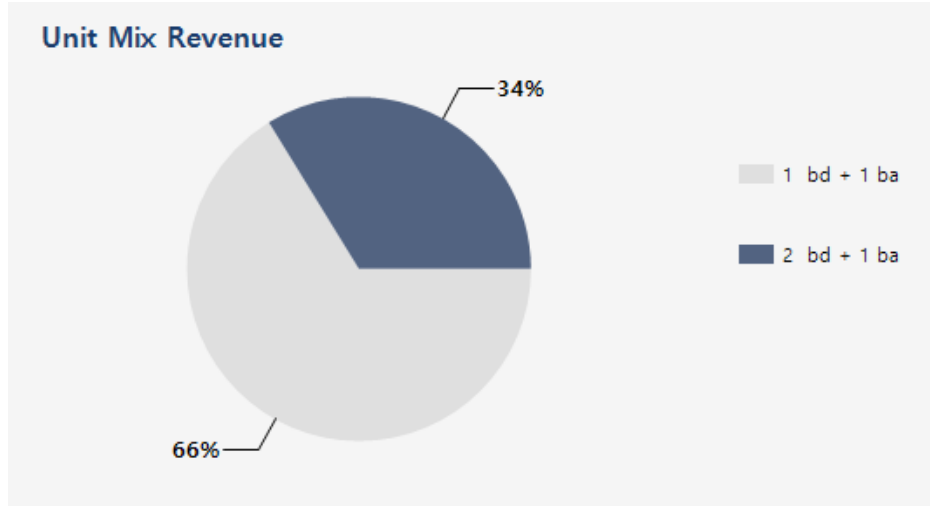
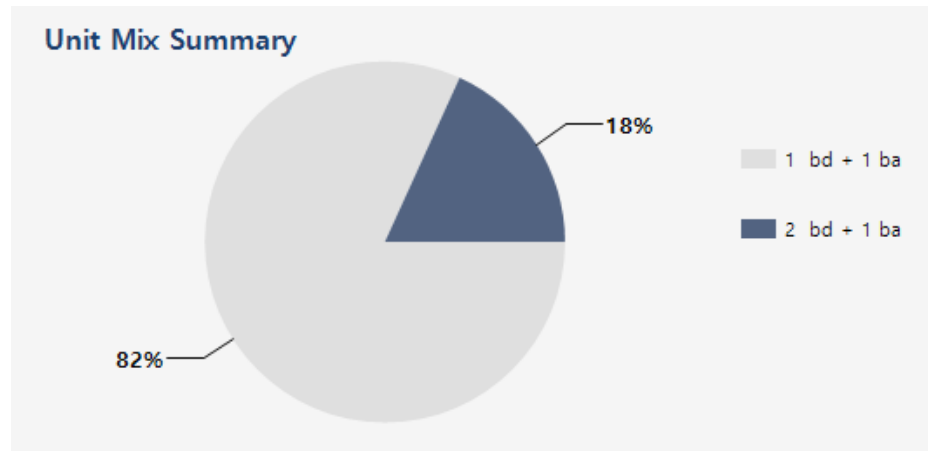
Cash Flowing & 100% Renovated

Huge ~600k Price Reduction! Once in a lifetime 100% Fully Renovated 14-unit apartment building cash flowing at an amazing 6.75% Cap Rate from day 1! Plans to add 8 detached ADUs to achieve a remarkable 9.4% Cap Rate after taking into account all construction costs (~775k assuming \$300/SF). All 14 units have been completely vacated and remodeled, boasting a high-end aesthetic with new modern cabinets, flooring, lighting, new bathrooms, HVAC systems as well as major exterior capital improvements. Diverse unit mix of 8 (1bed/1bath) units, and 4 (2bed/1bath) units. Additionally, the major systems have been updated, including electrical, plumbing, windows, etc. Individually Metered for Gas & Electricity. Large 8,283 SF R4-1 Lot TOC Tier 2 with future development potential. This property is located in the trendy & historic Filipino Town just minutes away from Echo Park, Silverlake, DTLA as well as many hip neighborhood attractions, restaurants, bars, and shops such as Brooklyn Bagel Bakery, Boba Guys - Rideback Ranch, HiFi Kitchen, and Laveta Coffee, popping up all around the area. Fully renovated 14-unit apartment building with immediate 6.75% cap rate income.

- Plans to add 8 detached ADUs, increasing projected cap rate to 9.4% after construction (~\$775k).
- All units renovated with high-end finishes, modern appliances, and updated major systems; 8 one-bed and 4 two-bed units.
- Located on a large 8,283 SF R4-1 lot in trendy Filipino Town, near Echo Park, Silverlake, DTLA.
- Prime neighborhood with development potential and access to popular local amenities, restaurants, and shops.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	18	\$1,182	\$21,276	\$2,158	\$38,850
2 bd + 1 ba	4	\$2,714	\$10,854	\$2,887	\$11,548
Totals/Averages	22	\$1,460	\$32,130	\$2,291	\$50,398





02

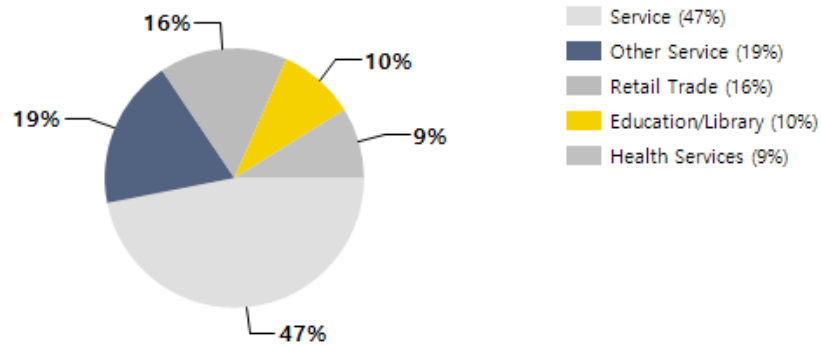
Location

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

Charming Downtown Location Near Trendy Hotspots

- This property is located in the trendy & historic Filipino Town just minutes away from Echo Park, Silverlake, DTLA as well as many hip neighborhood attractions, restaurants, bars, and shops such as Brooklyn Bagel Bakery, Boba Guys - Rideback Ranch, HiFi Kitchen, and Laveta Coffee, popping up all around the area.

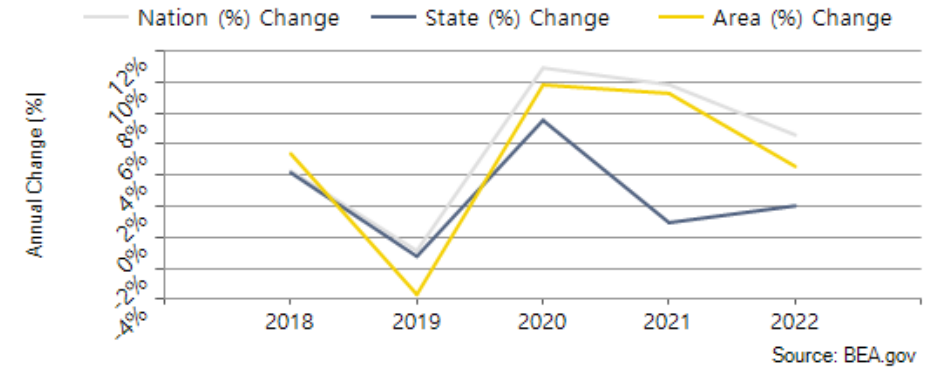
Major Industries by Employee Count

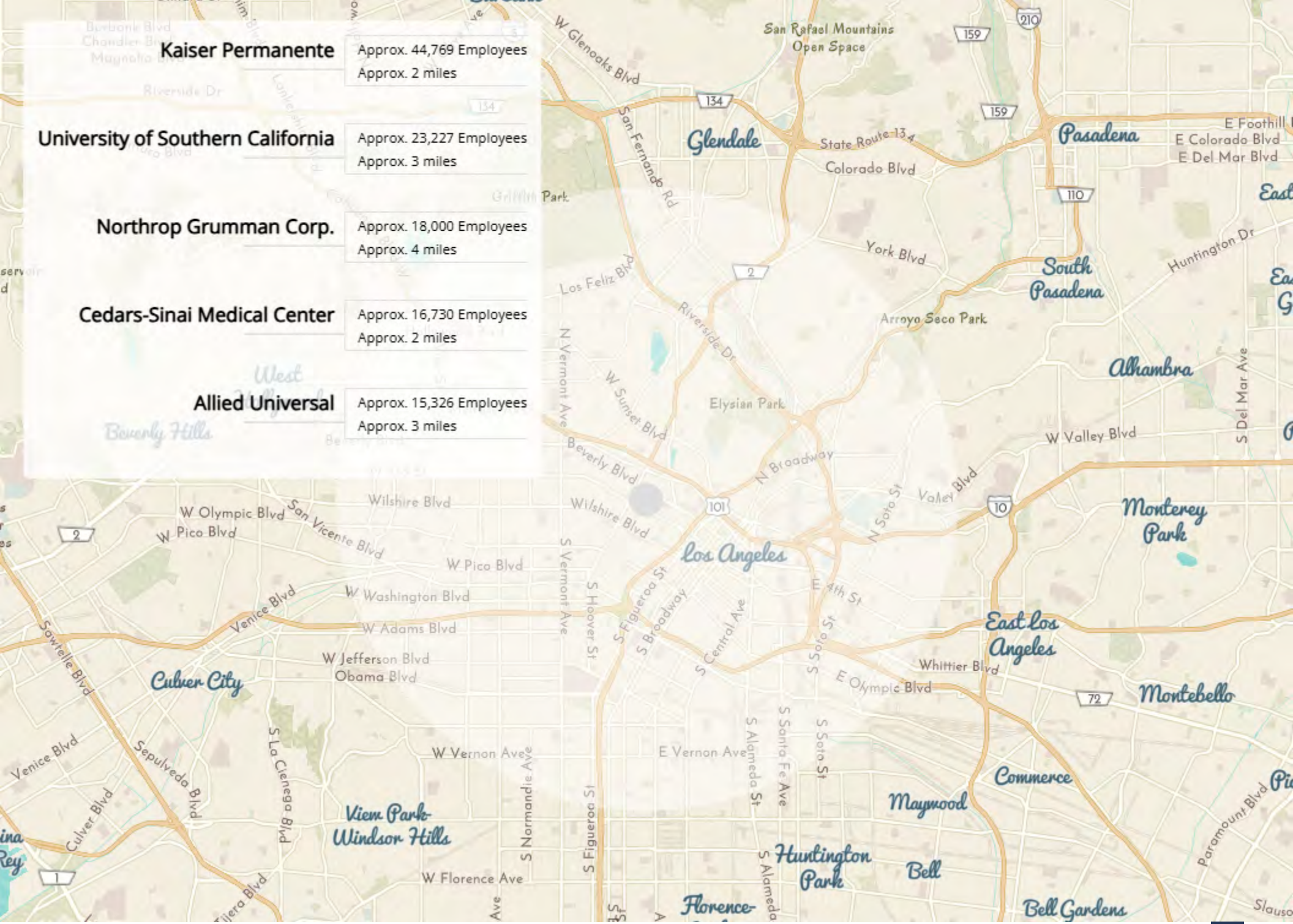


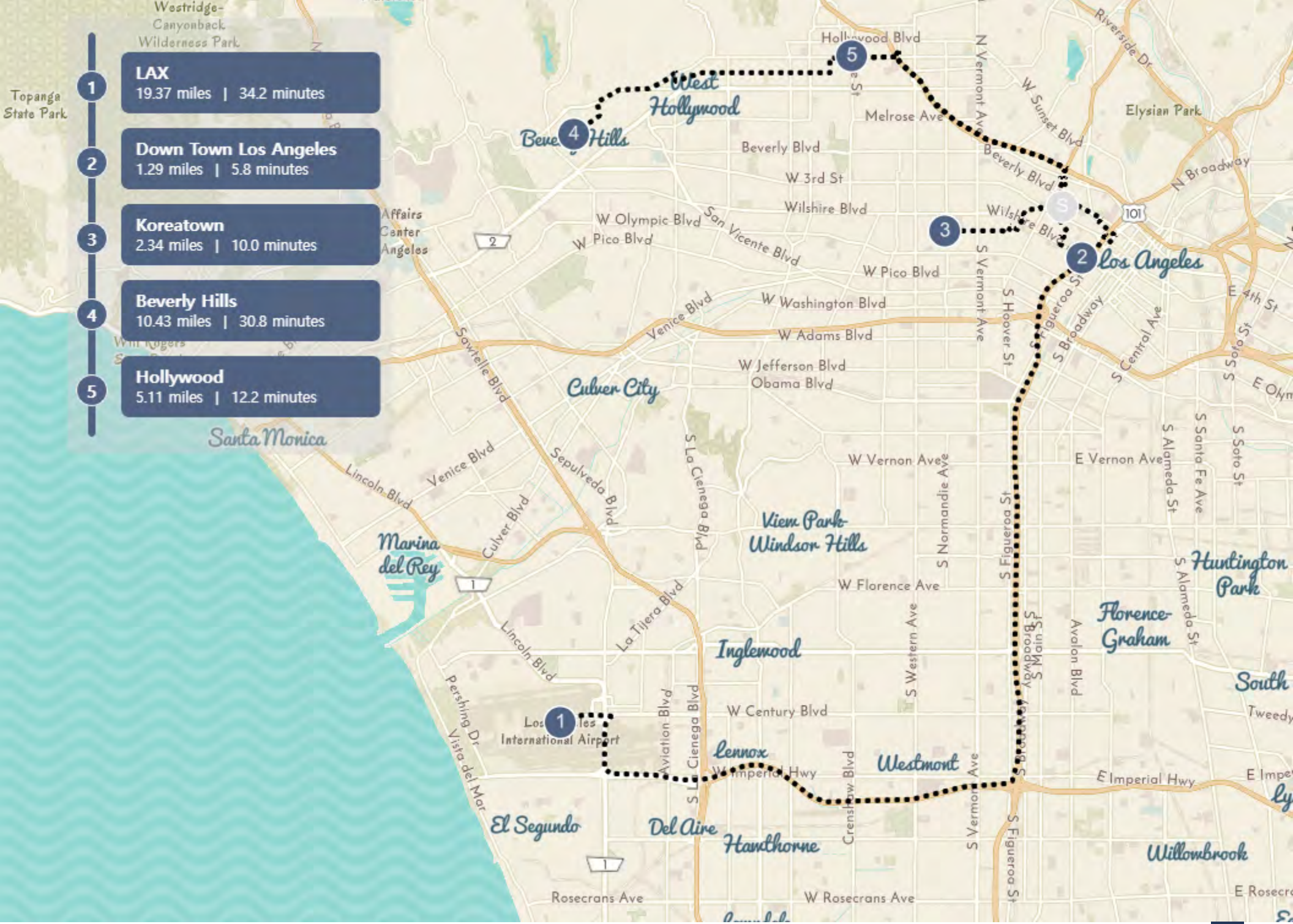
Largest Employers

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







- 1** **LAX**
19.37 miles | 34.2 minutes
- 2** **Down Town Los Angeles**
1.29 miles | 5.8 minutes
- 3** **Koreatown**
2.34 miles | 10.0 minutes
- 4** **Beverly Hills**
10.43 miles | 30.8 minutes
- 5** **Hollywood**
5.11 miles | 12.2 minutes



Existing 14 Units

03 Property Description
Property Features

**Proposed 8
Detached ADUs**

100% FULLY RENOVATED 14-UNITS

PROPERTY FEATURES

NUMBER OF UNITS	14
BUILDING SF	6,874
LAND SF	8,250
LAND ACRES	.19
YEAR BUILT	1950
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	R4-1
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	50 X 165
NUMBER OF PARKING SPACES	8

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant
RUBS	Owner

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched
STYLE	Traditional
LANDSCAPING	Front Lawn

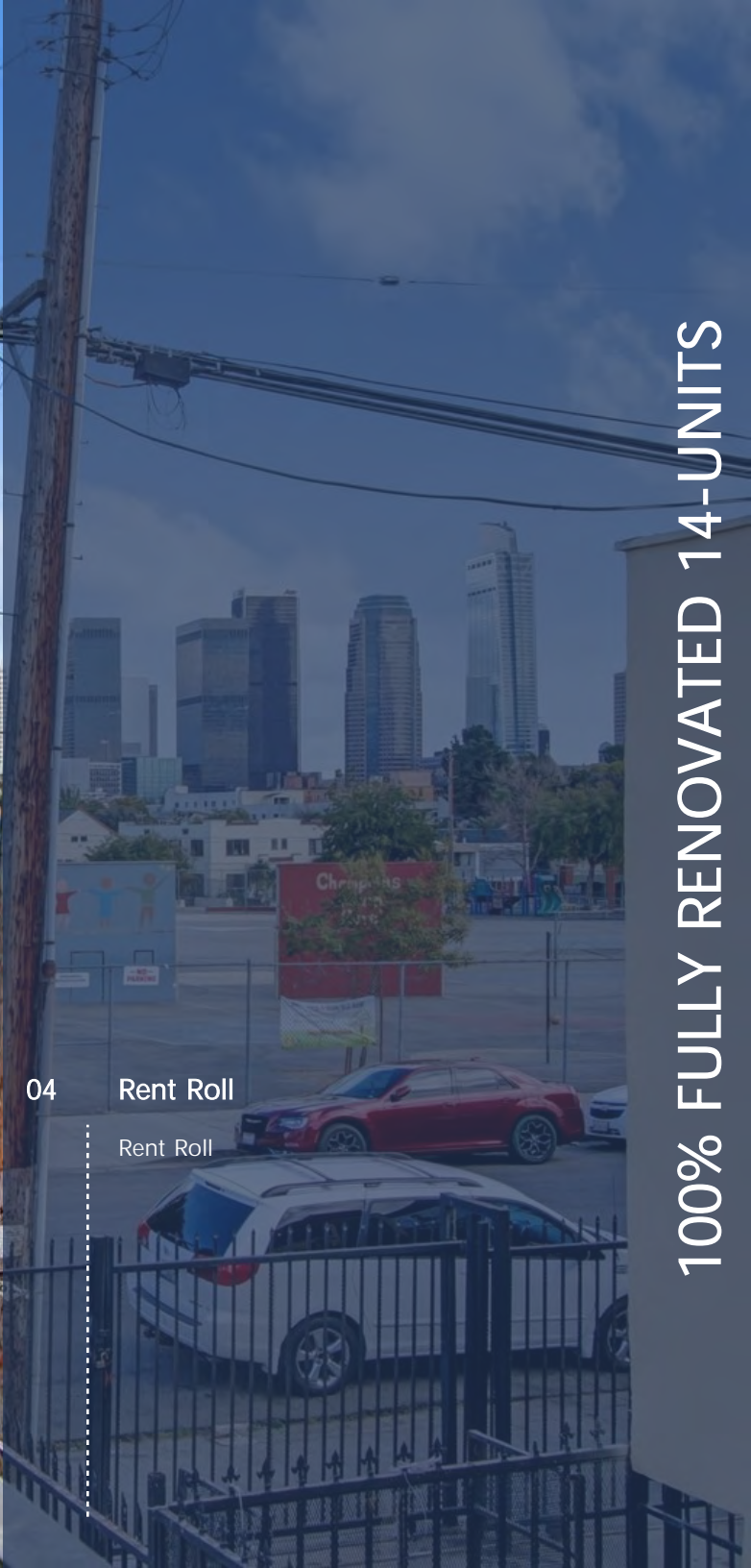




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Rent Roll

Rent Roll



Unit	Unit Mix	Current Rent	Market Rent	Notes
1	2 bd + 1 ba	\$2,460.00	\$2,887.00	159 - Renovated
2	2 bd + 1 ba	\$2,390.00	\$2,887.00	161-1 - Renovated
3	1 bd + 1 ba	\$2,289.00	\$2,289.00	161-2 - Renovated & Vacant
4	1 bd + 1 ba	\$2,289.00	\$2,289.00	161-3 - Renovated & Vacant
5	1 bd + 1 ba	\$2,289.00	\$2,289.00	161-4 - Renovated
6	1 bd + 1 ba	\$2,199.00	\$2,289.00	161-5 - Renovated
7	1 bd + 1 ba	\$2,085.00	\$2,289.00	161-6 - Renovated
8	2 bd + 1 ba	\$2,860.00	\$2,887.00	161-7 - Renovated
9	2 bd + 1 ba	\$3,144.00	\$2,887.00	161-8 - Renovated
10	1 bd + 1 ba	\$2,208.00	\$2,289.00	161-9 - Renovated
11	1 bd + 1 ba	\$1,715.00	\$2,289.00	161-10 - Renovated
12	1 bd + 1 ba	\$2,139.00	\$2,289.00	161-11 - Renovated
13	1 bd + 1 ba	\$2,043.00	\$2,289.00	161-12 - Renovated
14	1 bd + 1 ba	\$2,020.00	\$2,289.00	161-14 - Renovated
15	1 bd + 1 ba	\$0.00	\$1,995.00	Proposed Detached ADU 1
16	1 bd + 1 ba	\$0.00	\$1,995.00	Proposed Detached ADU 2
17	1 bd + 1 ba	\$0.00	\$1,995.00	Proposed Detached ADU 3
18	1 bd + 1 ba	\$0.00	\$1,995.00	Proposed Detached ADU 4
19	1 bd + 1 ba	\$0.00	\$1,995.00	Proposed Detached ADU 5
20	1 bd + 1 ba	\$0.00	\$1,995.00	Proposed Detached ADU 6
21	1 bd + 1 ba	\$0.00	\$1,995.00	Proposed Detached ADU 7
22	1 bd + 1 ba	\$0.00	\$1,995.00	Proposed Detached ADU 8
Totals / Averages		\$32,130.00	\$50,398.00	



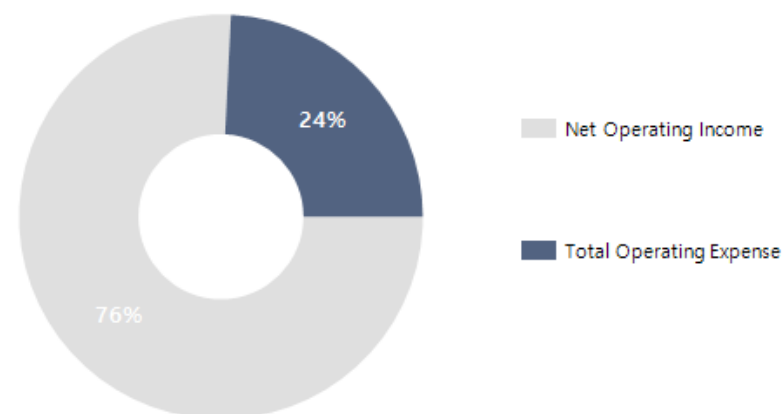
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Financial Analysis

Income & Expense Analysis

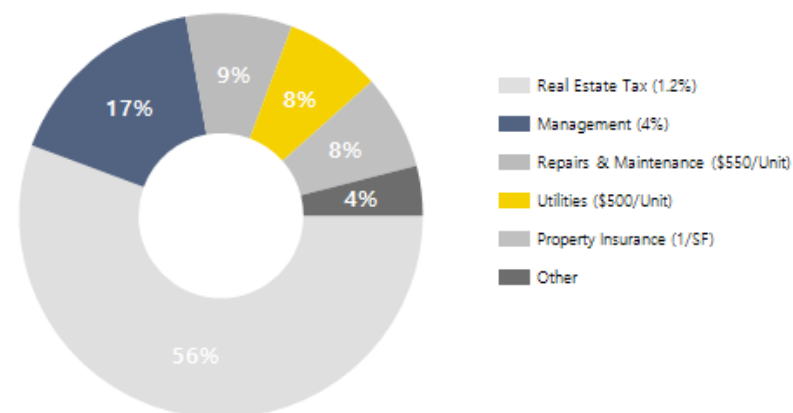
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$385,560		\$604,776	
Gross Potential Income	\$385,560		\$604,776	
Less: Vacancy/Deductions (GPR) (3%)	-\$11,568	3.00%	-\$18,143	2.99%
Effective Gross Income	\$373,992		\$586,633	
Less Expenses	\$90,535	24.20%	\$119,316	20.33%
Net Operating Income	\$283,457		\$467,317	



EXPENSES	CURRENT		PRO FORMA	
	Per Unit		Per Unit	
Real Estate Tax (1.2%)	\$50,400	\$3,600	\$59,695	\$4,264
Property Insurance (\$1/SF)	\$6,874	\$491	\$9,456	\$675
Utilities (\$500/Unit)	\$7,000	\$500	\$11,000	\$786
Pest Control (\$100/Month)	\$1,200	\$86	\$1,200	\$86
Repairs & Maintenance (\$550/Unit)	\$7,700	\$550	\$12,100	\$864
Management (4%)	\$14,961	\$1,069	\$23,465	\$1,676
Cleaning & Gardening (\$200/Month)	\$2,400	\$171	\$2,400	\$171
Total Operating Expense	\$90,535	\$6,467	\$119,316	\$8,523
Expense / SF	\$13.17		\$17.36	
% of EGI	24.20%		20.33%	

DISTRIBUTION OF EXPENSES CURRENT



* Expenses are estimated



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Demographics

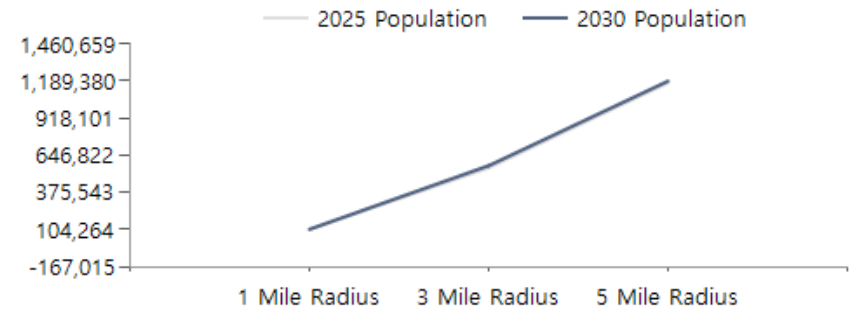
General Demographics

Race Demographics

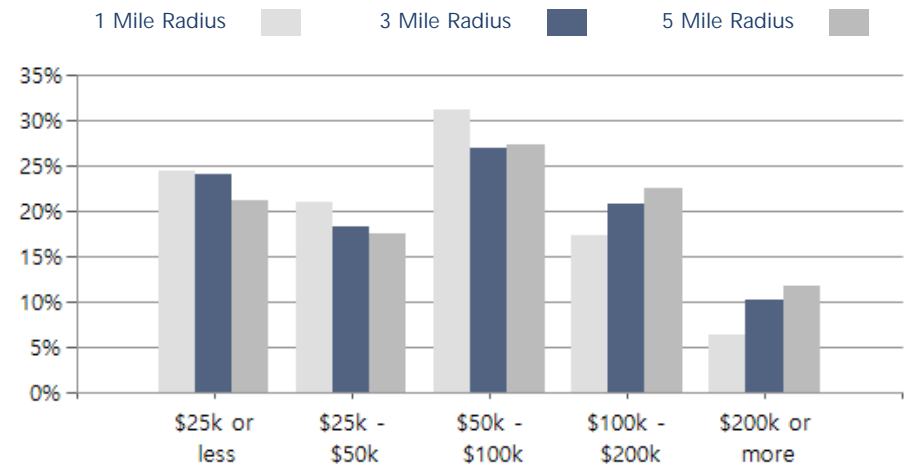
100% FULLY RENOVATED 14-UNITS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	101,073	552,211	1,198,113
2010 Population	103,942	538,954	1,187,301
2025 Population	104,264	555,045	1,176,915
2030 Population	106,069	571,375	1,189,380
2025 African American	6,398	38,372	96,692
2025 American Indian	4,503	13,778	27,914
2025 Asian	19,026	130,097	184,364
2025 Hispanic	66,017	280,166	656,230
2025 Other Race	44,401	186,390	434,763
2025 White	16,301	119,187	275,535
2025 Multiracial	13,529	66,511	156,289
2025-2030: Population: Growth Rate	1.70%	2.90%	1.05%

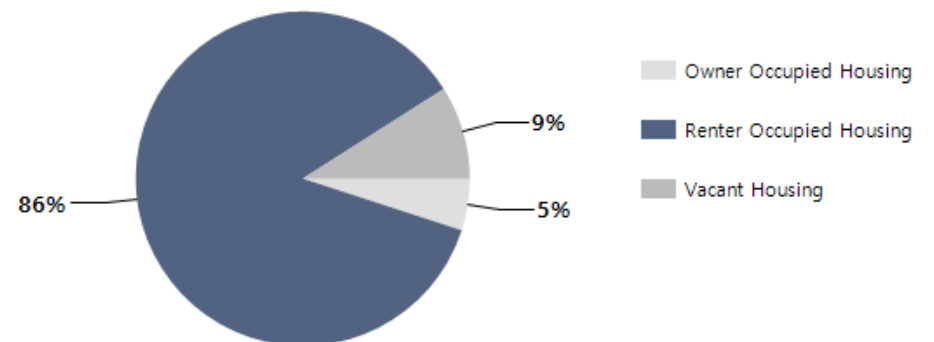
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6,891	37,540	63,242
\$15,000-\$24,999	3,254	18,694	34,616
\$25,000-\$34,999	3,937	18,879	35,131
\$35,000-\$49,999	4,740	23,820	45,658
\$50,000-\$74,999	7,307	36,608	72,137
\$75,000-\$99,999	5,582	26,364	54,232
\$100,000-\$149,999	4,781	31,476	66,322
\$150,000-\$199,999	2,409	17,279	37,481
\$200,000 or greater	2,613	23,805	53,939
Median HH Income	\$56,305	\$61,669	\$67,376
Average HH Income	\$76,963	\$92,155	\$102,145



2025 Household Income



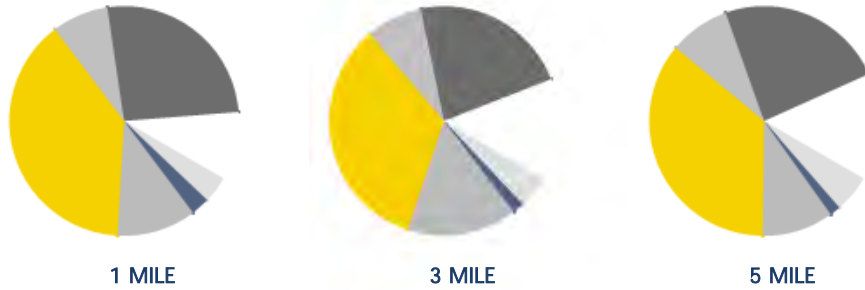
2025 Own vs. Rent - 1 Mile Radius



Source: esri

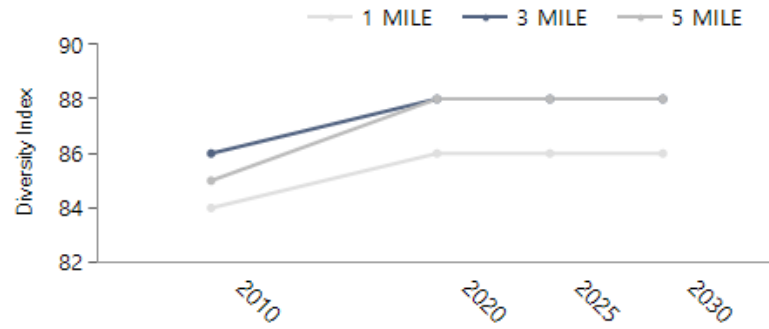
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	88	88
Diversity Index (current year)	86	88	88
Diversity Index (2020)	86	88	88
Diversity Index (2010)	84	86	85

POPULATION BY RACE



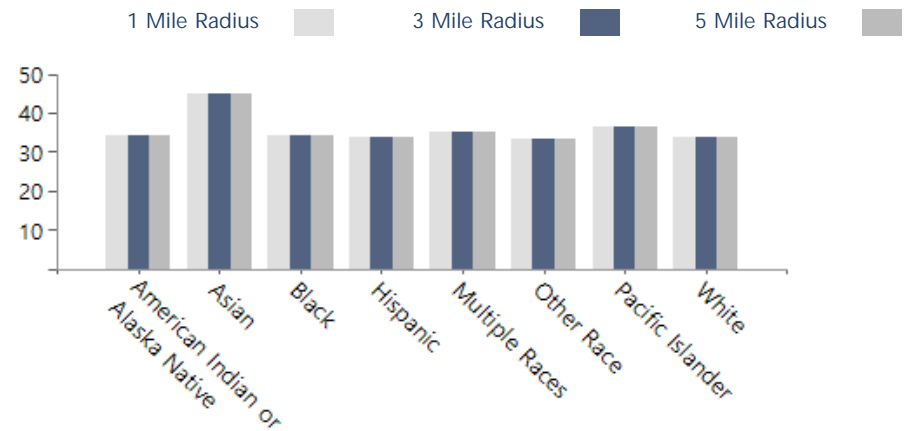
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	5%	5%
American Indian	3%	2%	2%
Asian	11%	16%	10%
Hispanic	39%	34%	36%
Multiracial	8%	8%	9%
Other Race	26%	22%	24%
White	10%	14%	15%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	36	36
Median Asian Age	45	42	42
Median Black Age	34	37	39
Median Hispanic Age	34	35	34
Median Multiple Races Age	35	36	36
Median Other Race Age	33	35	34
Median Pacific Islander Age	36	35	34
Median White Age	34	35	36

2025 MEDIAN AGE BY RACE



100% Fully Renovated 14-units

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