GLOBAL PLATINUM PROPERTIES

OFFERING MEMORANDUM

2325 S RIDGELEY DR

LOS ANGELES, CA 90016 | MID-CITY

8 UNITS + PLANS FOR 8 DETACHED ADUs | 100% TWO-BEDROOM UNITS

$1,875,000	$234,375	4.25%	10.6%	12.9%	19.1%
PRICE	PRICE / UNIT	CURRENT CAP	PROFORMA CAP	CAP W/ 8 ADUs	PROFORMA W/ ADUs

100% UPSIDE.
DOUBLE THE DOORS.

Large 7,152 SF 8-unit value-add building cash flowing at a current 4.3% Cap Rate with a whopping 100% upside to a 10.6% Cap on Proforma. Attractively priced at only $234K/unit for entirely 2-bedroom / 1-bath units and only $262/SF.

Large 9,500 SF lot with plans to add 8 detached ADUs to achieve an incredible 12.9% Current Cap Rate, 19.1% Proforma Cap, $162K/unit, and only $259/SF after taking into account all construction costs (~$715K assuming $250/SF).

The exterior has undergone detailed renovations and features on-site parking and an updated laundry room. Electricity and gas are individually metered, minimizing operating expenses.

- 8-unit building, all 2-bed/1-bath — only $234K/door & $262/SF
- Current 4.3% Cap with 100% rental upside to a 10.6% Proforma Cap
- RTI-ready path: 8 detached ADUs → 16 units at $162K/door all-in
- 12.9% Current / 19.1% Proforma Cap with ADUs, only $259/SF all-in
- Individually metered gas & electric | updated on-site laundry
- Renovated exterior with gated on-site parking

$1.88M	7,152 SF	9,500 SF	$234,375	14.9 / 7.5	5154-006-009
PRICE	BUILDING	LOT	PER UNIT	GRM CUR / PRO	APN

ADU EXPANSION — 16 UNITS TOTAL

$2,590,000 ALL-IN • $161,875/UNIT • $259/SF

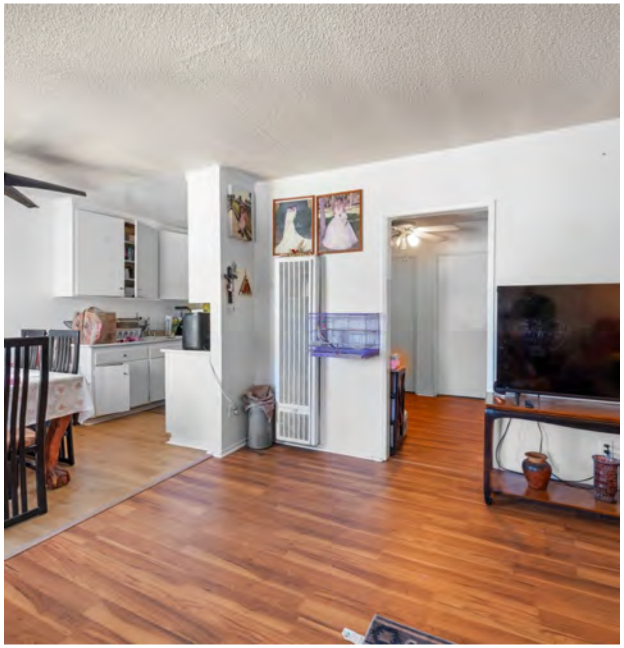
~$715K CONSTRUCTION @ $250/SF • 10,012 SF TOTAL • GRM 5.9 / 4.2

PROPERTY PHOTOS

RENOVATED EXTERIOR & GROUNDS

PROPERTY PHOTOS

SPACIOUS TWO-BEDROOM UNITS



RENT ROLL

CURRENT & WITH PROPOSED ADUS

AS-IS | 8 EXISTING UNITS

UNIT	TYPE	CURRENT RENT	PROFORMA RENT
1	2 Bed / 1 Bath	$1,200.81	$2,595.00
2	2 Bed / 1 Bath	$1,228.66	$2,595.00
3	2 Bed / 1 Bath	$1,254.37	$2,595.00
4	2 Bed / 1 Bath	$1,253.51	$2,595.00
5	2 Bed / 1 Bath	$861.08	$2,595.00
6	2 Bed / 1 Bath	$2,356.64	$2,595.00
7	2 Bed / 1 Bath	$995.14	$2,595.00
8	2 Bed / 1 Bath	$1,200.81	$2,595.00
—	Laundry Income (est. $20/unit/mo)	$160.00	$160.00
	MONTHLY TOTAL	**$10,511.02**	**$20,920.00**

Annualized: $126,132.24 current | $251,040 proforma • 2.0x rent growth to market

WITH 8 DETACHED ADUS | 16 UNITS TOTAL

UNIT	DESCRIPTION	CURRENT RENT	PROFORMA RENT
1	2 Bed / 1 Bath • Existing	$1,200.81	$2,595.00
2	2 Bed / 1 Bath • Existing	$1,228.66	$2,595.00
3	2 Bed / 1 Bath • Existing	$1,254.37	$2,595.00
4	2 Bed / 1 Bath • Existing	$1,253.51	$2,595.00
5	2 Bed / 1 Bath • Existing	$861.08	$2,595.00
6	2 Bed / 1 Bath • Existing	$2,356.64	$2,595.00
7	2 Bed / 1 Bath • Existing	$995.14	$2,595.00
8	2 Bed / 1 Bath • Existing	$1,200.81	$2,595.00
9	Proposed ADU 1 • 1+1	$1,995.00	$1,995.00
10	Proposed ADU 2 • 1+1	$1,995.00	$1,995.00
11	Proposed ADU 3 • 1+1	$1,995.00	$1,995.00
12	Proposed ADU 4 • 1+1	$1,995.00	$1,995.00
13	Proposed ADU 5 • 1+1	$1,995.00	$1,995.00
14	Proposed ADU 6 • 1+1	$1,995.00	$1,995.00
15	Proposed ADU 7 • 1+1	$1,995.00	$1,995.00
16	Proposed ADU 8 • 1+1	$1,995.00	$1,995.00
—	Laundry Income (16 units)	$320.00	$320.00
	MONTHLY TOTAL (16 UNITS)	**$26,631.02**	**$37,040.00**

2,860 SF of new ADU rentable area • ADU rents of $1,995/mo underwritten at delivery

Existing units rent an average of $1,294/mo against a $2,595/mo market rate — a 101% mark-to-market opportunity.
ADU rents of $1,995/mo are underwritten at delivery; construction budget of ~$715,000 assumes $250/SF across 2,860 SF.

FINANCIAL SUMMARY

AS-IS VS. WITH 8 DETACHED ADUS

AS-IS | 8 UNITS

EXISTING BUILDING

Price	**$1,875,000**
Number of Units	**8**
Gross Building Area	**7,152 SF**
Lot Size	**9,500 SF**
Price / Unit	**$234,375**
Price / SF	**$262**
CAP Rate – Current	**4.3%**
CAP Rate – Pro Forma	**10.6%**
GRM – Current	**14.9**
GRM – Pro Forma	**7.5**
Monthly Income – Current	**$10,511.02**
Monthly Income – Pro Forma	**$20,920.00**
NOI – Current	**$79,753**
NOI – Pro Forma	**$199,664**
APN	**5154-006-009**

WITH 8 ADUS | 16 UNITS

INCLUDING CONSTRUCTION

Purchase Price	**$1,875,000**
ADU Construction (~$250/SF)	**$715,000**
Total Investment	**$2,590,000**
Number of Units (8 ADUs)	**16**
Gross Building Area (2,860 SF ADUs)	**10,012 SF**
Price / Unit – All-In	**$161,875**
Price / SF – All-In	**$259**
CAP Rate – Current	**12.9%**
CAP Rate – Pro Forma	**19.1%**
GRM – Current	**5.9**
GRM – Pro Forma	**4.2**
Monthly Income – Current	**$26,631.02**
Monthly Income – Pro Forma	**$37,040.00**
NOI – Current	**$241,374**
NOI – Pro Forma	**$357,688**

$79,753
NOI – AS-IS CURRENT

›

$199,664
NOI – AS-IS PROFORMA

›

$241,374
NOI – W/ ADUs CURRENT

›

$357,688
NOI – W/ ADUs PROFORMA

FINANCIAL ANALYSIS

SIDE-BY-SIDE • AS-IS VS. WITH ADUS

AS-IS | 8 UNITS

$1,875,000 | 7,152 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	$126,132	$251,040
Less: Vacancy / Deductions (3%)	($3,784)	($3,784)
Effective Gross Income	$122,348	$247,256
Less: Total Expenses	($42,595)	($47,592)
NET OPERATING INCOME	**$79,753**	**$199,664**

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	$21,937	$21,937
Property Insurance ($0.75/SF)	$5,364	$5,364
Utilities ($500/unit)	$4,000	$4,000
Pest Control ($75/mo)	$900	$900
Repairs & Maintenance ($500/unit)	$4,000	$4,000
Management (4%)	$4,894	$9,890
Cleaning & Gardening ($125/mo)	$1,500	$1,500
TOTAL EXPENSES	**$42,595**	**$47,592**

4.3%	10.6%	14.9	7.5
CAP CURRENT	CAP PROFORMA	GRM CURRENT	GRM PROFORMA

WITH 8 ADUS | 16 UNITS

$2,590,000 ALL-IN | 10,012 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	$319,572	$444,480
Less: Vacancy / Deductions (3%)	($9,587)	($13,334)
Effective Gross Income	$309,985	$431,146
Less: Total Expenses	($68,611)	($73,458)
NET OPERATING INCOME	**$241,374**	**$357,688**

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	$30,303	$30,303
Property Insurance ($0.75/SF)	$7,509	$7,509
Utilities ($500/unit)	$8,000	$8,000
Pest Control ($75/mo)	$900	$900
Repairs & Maintenance ($500/unit)	$8,000	$8,000
Management (4%)	$12,399	$17,246
Cleaning & Gardening ($125/mo)	$1,500	$1,500
TOTAL EXPENSES	**$68,611**	**$73,458**

12.9%	19.1%	5.9	4.2
CAP CURRENT	CAP PROFORMA	GRM CURRENT	GRM PROFORMA

NOI GROWS FROM $79,753 AS-IS TO $357,688 AT FULL ADU PROFORMA — 4.5x

MIRRORING THE UNDERWRITING IN THE ATTACHED OPERATING STATEMENTS • EXPENSE LOADS OF 34.8% AS-IS AND 22.1% W/ ADUs (CURRENT EGI)

*Expenses are estimated. ADU scenario includes ~$715,000 of construction cost ($250/SF). See disclosure on back page.

PRIME MID-CITY LOCATION

MINUTES TO BEVERLY HILLS, CULVER CITY & WEST ADAMS

Prime Mid-City location just minutes from Beverly Hills, Culver City, and West Adams — surrounded by the neighborhood's hippest attractions, restaurants, bars and shops: Cento Pasta Bar, The Blending Lab Winery, Tartine Bakery, Farmhouse Kitchen Thai Cuisine, and Mu.Sō Coffee. Major development is transforming the immediate area, led by the Cumulus luxury 31-story, 1,210-unit mixed-use project and the 260-unit Habitat Residences campus with retail and creative office.

BEVERLY HILLS | CULVER CITY | WEST ADAMS | CUMULUS • 1,210 UNITS | HABITAT • 260 UNITS | CENTO PASTA BAR | TARTINE BAKERY | THE BLENDING LAB

EXCLUSIVELY LISTED BY

JULIO CESAR RUIZ

BROKER • DRE# 01911261 • CSLB# 1147358

M 818.524.0706 | O 424.394.1030

lapropertyhunter@gmail.com

ARMIN SOLEIMANI

SENIOR ASSOCIATE • DRE# 01846872

M 310.666.2246 | O 424.394.1030

ArminSoleimani@gmail.com

GLOBAL PLATINUM PROPERTIES • 11022 SANTA MONICA BLVD. #240, LOS ANGELES, CA 90025 • BROKERAGE DRE# 02062910

2325 S RIDGELEY DR, LOS ANGELES, CA 90016