



GLOBAL PLATINUM
PROPERTIES

1045 N ARDMORE AVE

LOS ANGELES, CA 90029

Offering Memorandum

1045

**PRICE REDUCTION! RENOVATED 13-UNIT BUILDING CASH FLOWING AT 6% CAP RATE FROM DAY 1 WITH UPSIDE TO AN 8% CAP ON PROFORMA
LARGE UNIT MIX OF 3 (2BED/2 BATH) UNITS, 9 (1 BED, 1 BATH) UNITS, & 1 (STUDIO/1 BATH) UNIT INCLUDING 2 BRAND-NEW ADUs
ATTRACTIVELY PRICED AT \$324/SF & \$269K/DOOR IN PRIME EAST HOLLYWOOD LOCATION MINUTES FROM SILVER LAKE, WEHO, CARA HOTEL, ETC.**

Cash Flowing - 13 Units

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Property Description

Property Features

03 Rent Roll

Rent Roll

04 Financial Analysis

Income & Expense Analysis

05 Demographics

General Demographics
Race Demographics

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01 Executive Summary
Investment Summary
Unit Mix Summary

CASH FLOWING - 13 UNITS



OFFERING SUMMARY

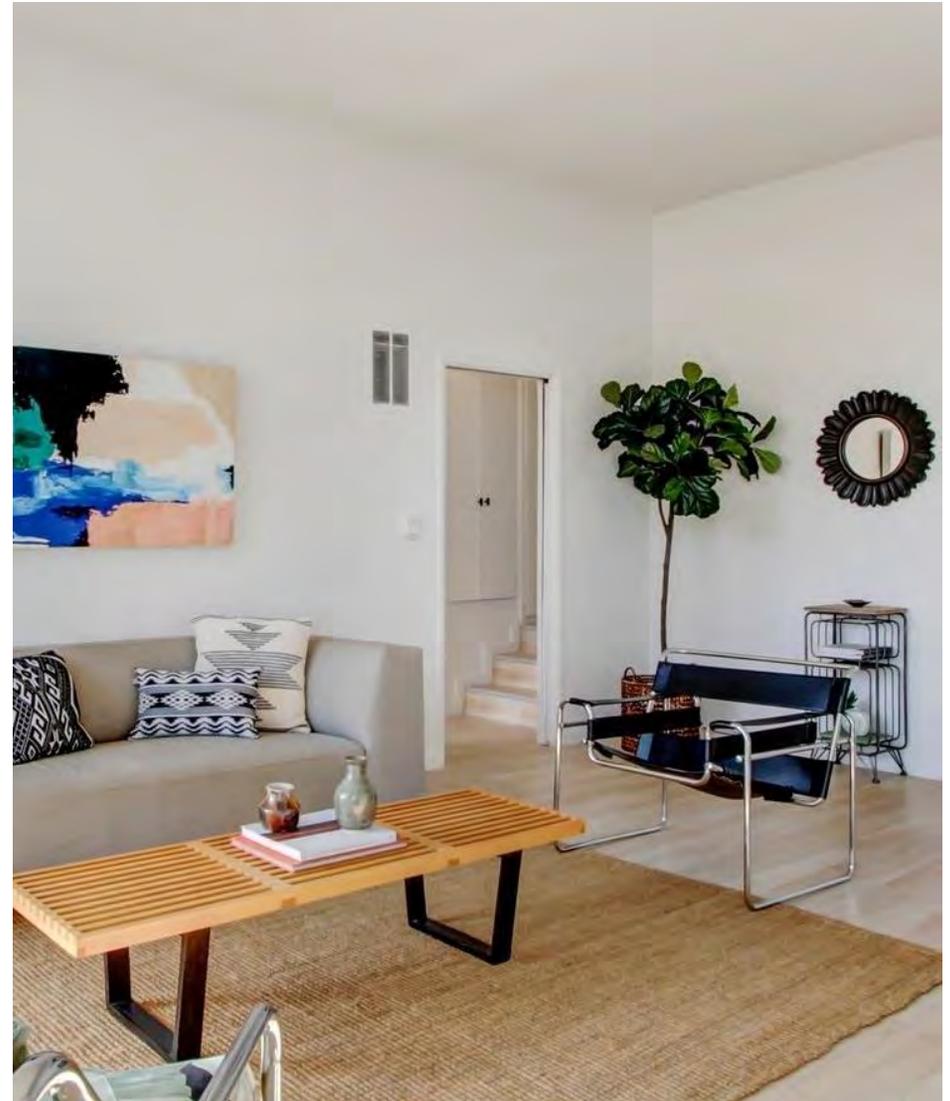
ADDRESS	1045 N Ardmore Ave Los Angeles CA 90029
COUNTY	Los Angeles
MARKET	Hollywood
SUBMARKET	Los Angeles
BUILDING SF	10,780 SF
LAND SF	9,021 SF
NUMBER OF UNITS	13
YEAR BUILT	1963
APN	5537019028
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,500,000
PRICE PSF	\$324.68
PRICE PER UNIT	\$269,231
OCCUPANCY	92%
NOI (CURRENT)	\$210,809
NOI (Pro Forma)	\$315,424
CAP RATE (CURRENT)	6.01%
CAP RATE (Pro Forma)	9.00%
GRM (CURRENT)	11.56
GRM (Pro Forma)	8.43

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	79,400	483,791	1,035,436
2025 Median HH Income	\$59,190	\$69,067	\$73,209
2025 Average HH Income	\$84,128	\$108,874	\$115,013



Property Description |

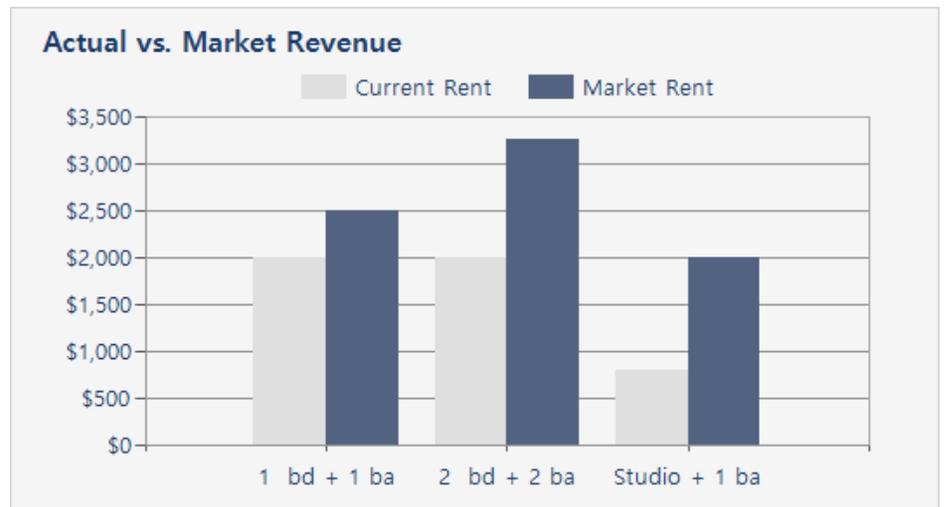
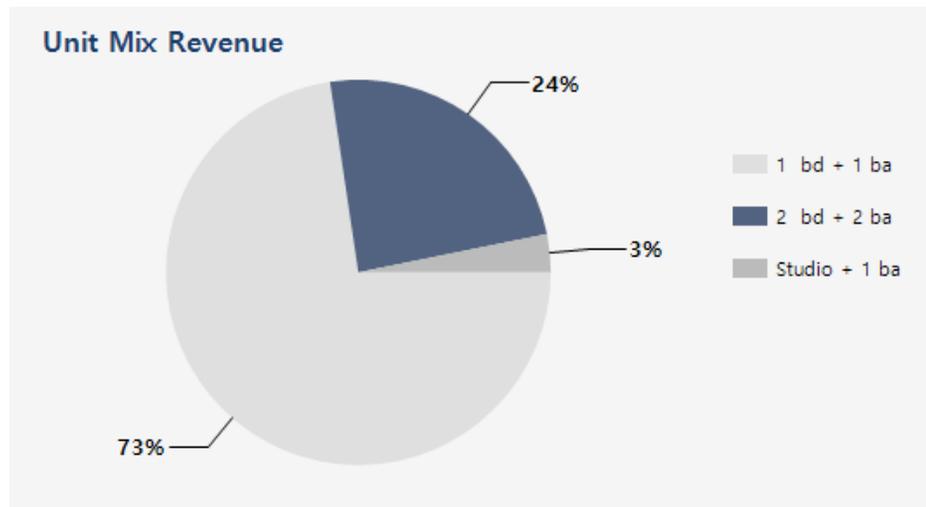
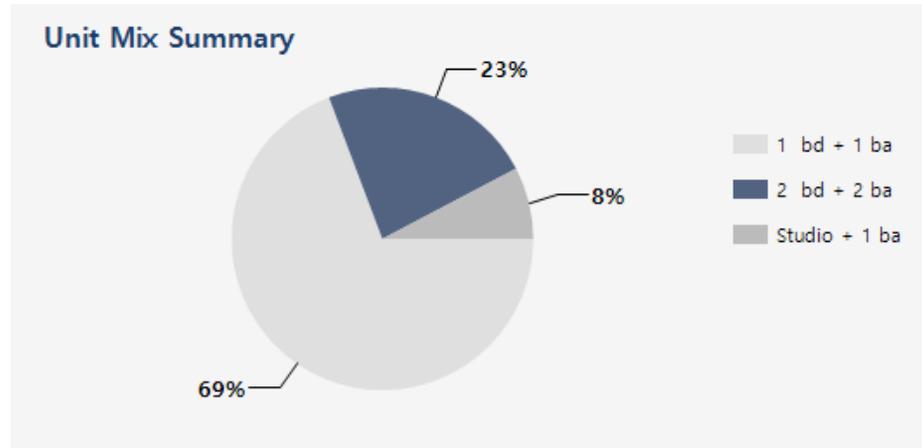
3rd Price Reduction! Renovated 13-unit building cash flowing at an amazing 6% Cap Rate from day 1 with 37% upside to an 9% Cap on Proforma! Attractively priced at only \$324/SF and \$269k/door with a large unit mix consisting of 3 (2bed/2bath) units, 9 spacious (1bed/1bath) units, and 1 (studio/1bath) unit. Majority of the units (7) have been renovated including 2 brand-new attached ADUs. Amenities include gated entry, communal laundry room, large balconies, large patios, as well as 9 parking spaces (4 of which have not been officially assigned and may be rented for additional income). Many units boast updated cabinets, flooring, lighting, bathrooms, and significant exterior improvements including soft-story retrofit. Prime East Hollywood location just minutes away from the Vermont/Santa Monica Metro station, Silverlake, Hollywood, West Hollywood as well as many hip neighborhood attractions, restaurants, bars, and shops such as Hollywood Walk of Fame, Griffith Observatory, Cara Hotel, Saffy's Restaurant, Courage Bagels, and many more.

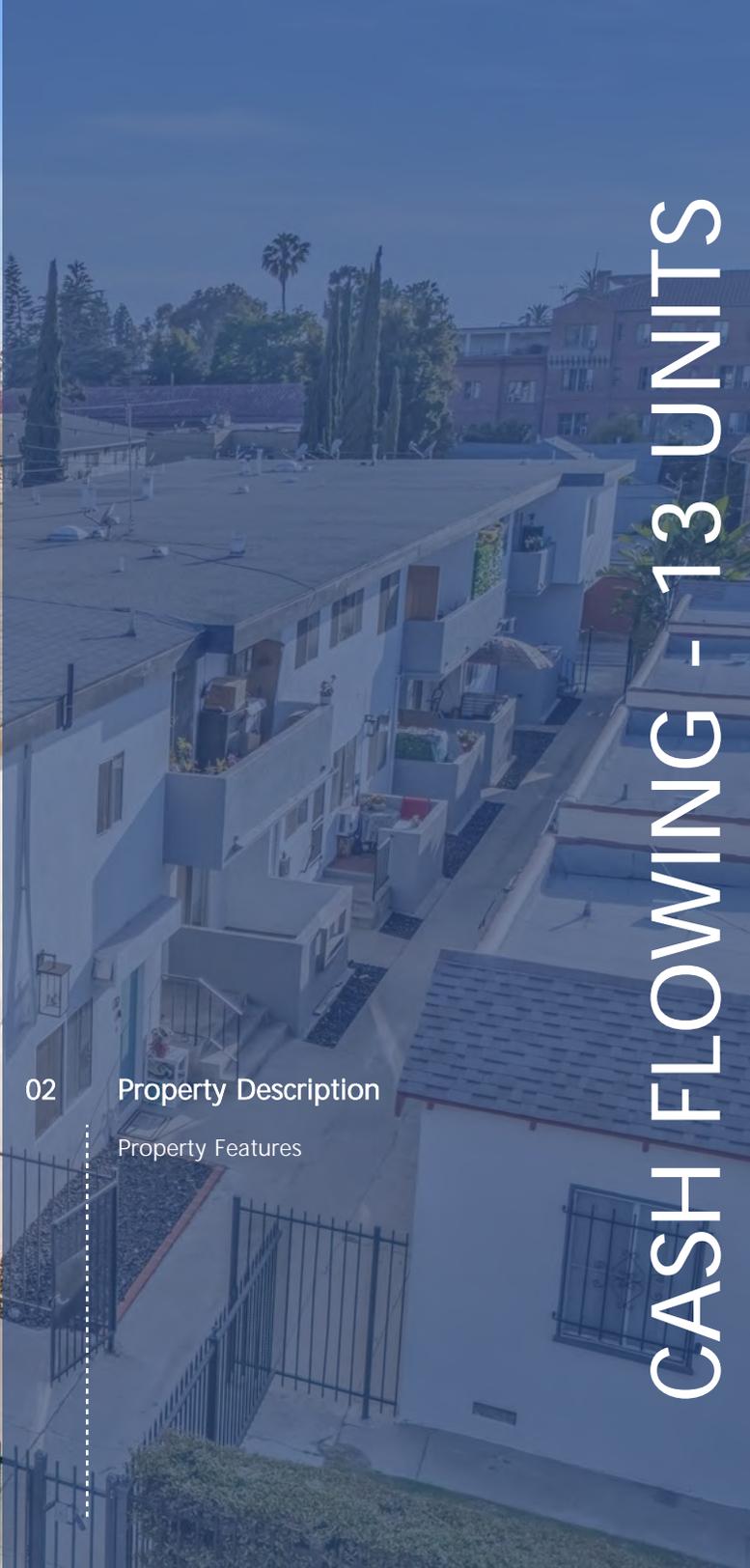
Highlights |

- Renovated 13-unit building with strong cash flow at a 6% Cap Rate from day one, offering a 37% upside to a 9% Cap on Proforma.
- Attractive pricing at \$324/SF and \$269k per door, featuring a diverse unit mix including two 2-bedroom/2-bath units, nine 1-bedroom/1-bath units, and one studio unit.
- Recent renovations include most units and two new attached ADUs, with amenities like gated entry, communal laundry, large balconies and patios, plus nine parking spaces (some rentable for additional income).
- Prime East Hollywood location close to Vermont/Santa Monica Metro, Silverlake, Hollywood, and trendy spots such as the Hollywood Walk of Fame, Griffith Observatory, and popular restaurants and shops.



Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	9	\$2,005	\$18,041	\$2,495	\$22,455
2 bd + 2 ba	3	\$2,001	\$6,004	\$3,250	\$9,750
Studio + 1 ba	1	\$793	\$793	\$1,995	\$1,995
Totals/Averages	15	\$1,911	\$24,838	\$2,631	\$34,200





02

Property Description

Property Features

CASH FLOWING - 13 UNITS

PROPERTY FEATURES

NUMBER OF UNITS	13
BUILDING SF	10,780
LAND SF	9,021
YEAR BUILT	1963
# OF PARCELS	1
ZONING TYPE	R3-1XL
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	173 X 52
NUMBER OF PARKING SPACES	9

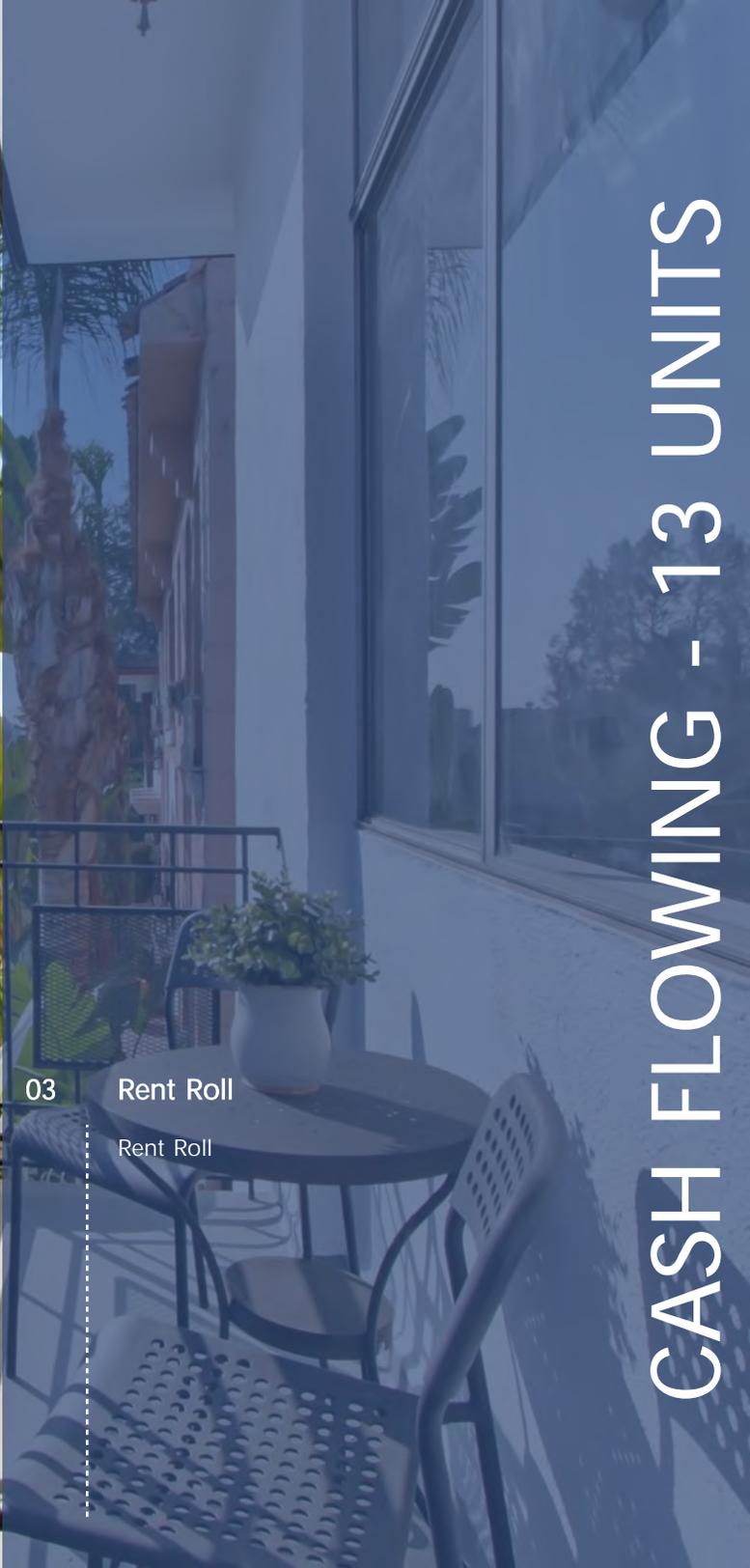
UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
STYLE	Traditional
LANDSCAPING	Front Yard





03

Rent Roll

Rent Roll

CASH FLOWING - 13 UNITS

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	\$2,249.00	\$2,495.00	Renovated
2	Studio + 1 ba	\$793.00	\$1,995.00	
3	1 bd + 1 ba	\$1,228.00	\$2,495.00	
4	1 bd + 1 ba	\$2,140.00	\$2,495.00	Renovated
5	1 bd + 1 ba	\$1,423.00	\$2,495.00	
6	2 bd + 2 ba	\$3,240.00	\$3,250.00	Renovated
7	2 bd + 2 ba	\$1,220.00	\$3,250.00	
8	1 bd + 1 ba	\$2,284.00	\$2,495.00	Renovated
9	1 bd + 1 ba	\$2,340.00	\$2,495.00	Renovated
10	1 bd + 1 ba	\$1,258.00	\$2,495.00	
11	2 bd + 2 ba	\$1,544.00	\$3,250.00	
12	1 bd + 1 ba	\$2,624.00	\$2,495.00	Attached ADU 1
13	1 bd + 1 ba	\$2,495.00	\$2,495.00	Attached ADU 2 - Renovated & Vacant
Totals / Averages		\$24,838.00	\$34,200.00	





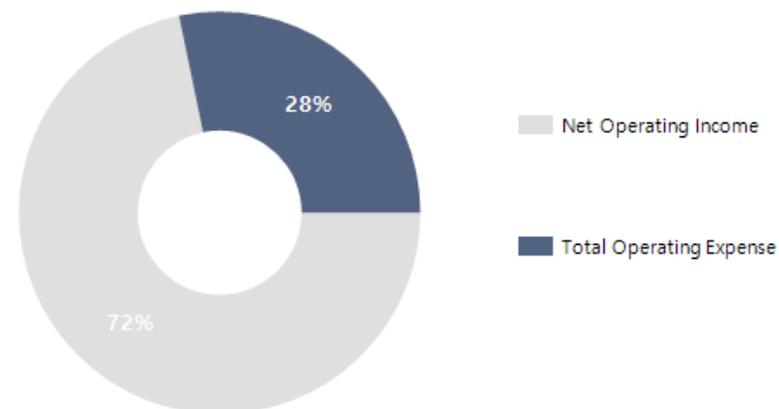
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Financial Analysis

Income & Expense Analysis

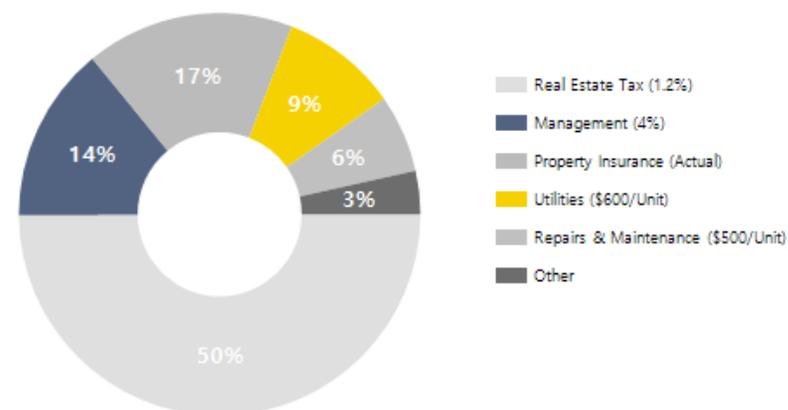
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$298,056	\$410,400
Parking - 4 Vacant Spaces at \$100/month	\$4,800	\$4,800
Gross Potential Income	\$302,856	\$415,200
General Vacancy	-\$9,086	-\$12,456
Effective Gross Income	\$293,770	\$402,744
Less Expenses	\$82,962	\$87,321
Net Operating Income	\$210,809	\$315,424



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$41,409	\$3,185	\$41,409	\$3,185
Property Insurance (Actual)	\$13,922	\$1,071	\$13,922	\$1,071
Utilities (\$600/Unit)	\$7,800	\$600	\$7,800	\$600
Pest Control (\$90/Month)	\$1,080	\$83	\$1,080	\$83
Repairs & Maintenance (\$500/Unit)	\$5,200	\$400	\$5,200	\$400
Management (4%)	\$11,751	\$904	\$16,110	\$1,239
Cleaning & Gardening (\$150/Month)	\$1,800	\$138	\$1,800	\$138
Total Operating Expense	\$82,962	\$6,382	\$87,321	\$6,717
Expense / SF	\$7.70		\$8.10	
% of EGI	28.24%		21.68%	

DISTRIBUTION OF EXPENSES CURRENT



* Expenses are estimated



05

Demographics

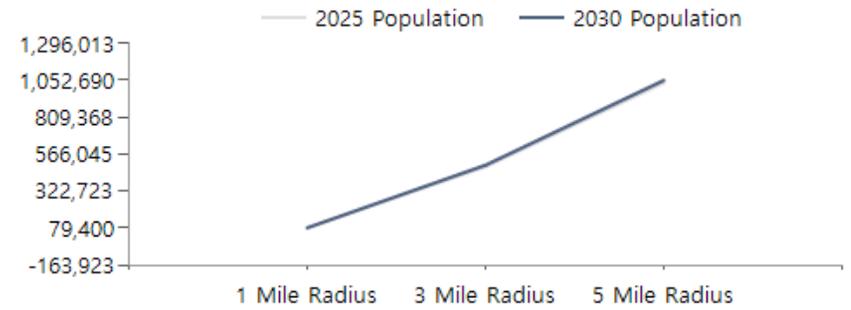
General Demographics

Race Demographics

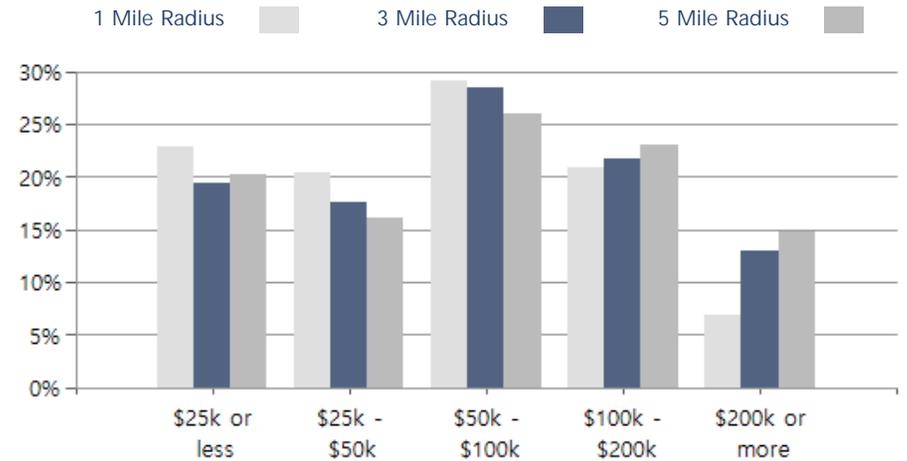
CASH FLOWING - 13 UNITS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	98,282	526,362	1,047,523
2010 Population	90,373	492,159	1,023,656
2025 Population	79,400	483,791	1,035,436
2030 Population	81,004	494,075	1,052,690
2025 African American	3,168	23,314	79,727
2025 American Indian	1,650	10,146	19,064
2025 Asian	12,752	103,797	188,585
2025 Hispanic	41,726	203,006	423,593
2025 Other Race	28,357	131,590	271,313
2025 White	23,620	156,755	349,949
2025 Multiracial	9,754	57,618	125,528
2025-2030: Population: Growth Rate	2.00%	2.10%	1.65%

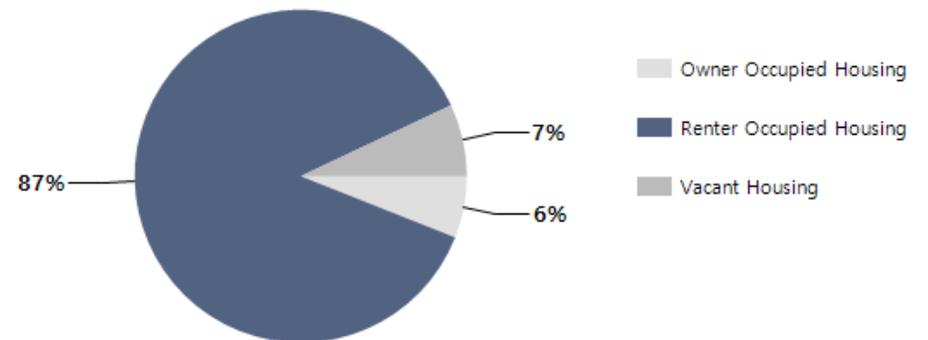
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,822	27,913	61,874
\$15,000-\$24,999	2,897	15,758	32,483
\$25,000-\$34,999	2,856	17,016	32,040
\$35,000-\$49,999	4,017	22,307	43,005
\$50,000-\$74,999	6,001	36,896	68,212
\$75,000-\$99,999	3,855	26,933	53,230
\$100,000-\$149,999	4,710	31,872	67,762
\$150,000-\$199,999	2,378	16,854	39,771
\$200,000 or greater	2,298	29,099	68,690
Median HH Income	\$59,190	\$69,067	\$73,209
Average HH Income	\$84,128	\$108,874	\$115,013



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

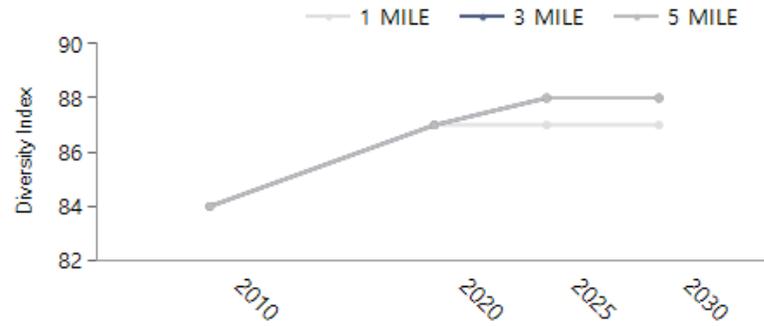
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	88	88
Diversity Index (current year)	87	88	88
Diversity Index (2020)	87	87	87
Diversity Index (2010)	84	84	85

POPULATION BY RACE



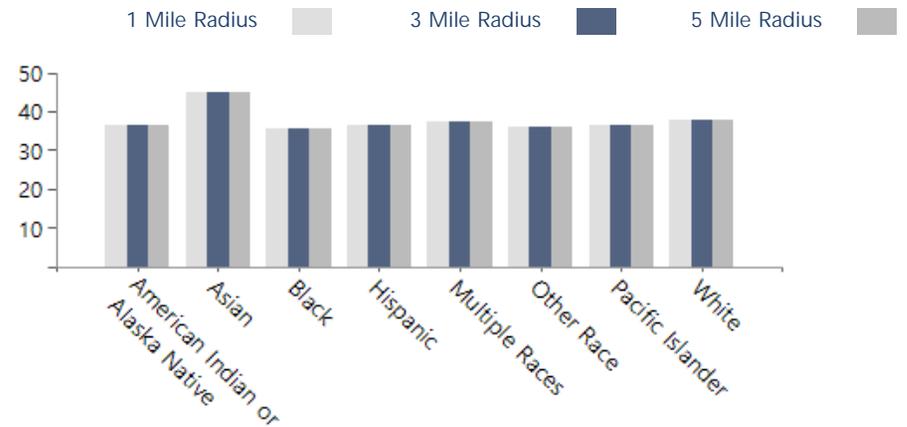
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	5%
American Indian	1%	1%	1%
Asian	11%	15%	13%
Hispanic	34%	30%	29%
Multiracial	8%	8%	9%
Other Race	23%	19%	19%
White	20%	23%	24%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	36	37
Median Asian Age	45	44	42
Median Black Age	36	36	39
Median Hispanic Age	36	35	35
Median Multiple Races Age	37	36	36
Median Other Race Age	36	35	35
Median Pacific Islander Age	37	36	35
Median White Age	38	38	38

2025 MEDIAN AGE BY RACE



Cash Flowing - 13 Units

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