GLOBAL PLATINUM
PROPERTIES

OFFERING MEMORANDUM

1344 W 4th Street

LOS ANGELES, CALIFORNIA 90017

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GLOBAL PLATINUM PROPERTIES
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EXECUTIVE SUMMARY

GLOBAL PLATINUM PROPERTIES

OFFERING SUMMARY

ADDRESS	**1344 W 4th St, Los Angeles, CA 90017**
COUNTY	**Los Angeles**
MARKET / SUBMARKET	**Los Angeles Metro / Los Angeles**
BUILDING SF	**7,700 SF**
LAND SF	**5,414 SF**
NUMBER OF UNITS	**20**
APN	**5152-003-013**
OWNERSHIP TYPE	**Fee Simple**

FINANCIAL SUMMARY

	CURRENT	PRO FORMA · 4 RTI ADUS
PRICE	**$3,995,000**	$3,995,000
CONSTRUCTION COST ($350/SF)	–	$322,000
TOTAL PRICE	–	**$4,317,000**
NUMBER OF UNITS	20	24
GROSS SQUARE FEET	7,700	8,620
PRICE / UNIT	$199,750	$179,875
PRICE / SF	$518.83	$500.81
CAP RATE	**9.00%**	**11.30%**
GRM	8.25	6.96

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	97,645	537,224	1,170,282
2026 MEDIAN HH INCOME	$60,690	$60,443	$66,387
2026 AVERAGE HH INCOME	$91,401	$89,153	$99,692

PROPERTY OVERVIEW

- Huge $500K price reduction! Renovated 20-unit apartment building cash flowing at an amazing current 9% CAP rate from day one. Fully approved RTI plans to add 4 attached ADUs achieve a remarkable 11.3% CAP rate after taking into account all construction costs (~$322K assuming $350/SF). The property features 20 spacious and easy-to-rent studios, each with its own separate kitchen and bathroom.
- Almost every single unit (95%) has been upgraded with updated cabinets, flooring, kitchens and bathrooms, as well as exterior improvements including renovated hallways. The property also offers an on-site laundry room, which could be re-opened to generate additional income.
- Located in the heart of Westlake, just steps away from trendy Echo Park, Filipinotown, DTLA and Koreatown. Highly walkable area surrounded by shops, restaurants and major transit lines — the property combines steady cash flow with exceptional long-term upside in a prime urban corridor.

INVESTMENT HIGHLIGHTS

- Immediate day-one cash flow & price drop: $500K price reduction delivering an impressive 9% current CAP rate from day one across a fully renovated 20-unit building.
- High-yield RTI ADU upside: fully approved Ready-to-Issue (RTI) plans to build 4 attached ADUs (~$322K construction cost), boosting projected yield to an 11.3% CAP rate.

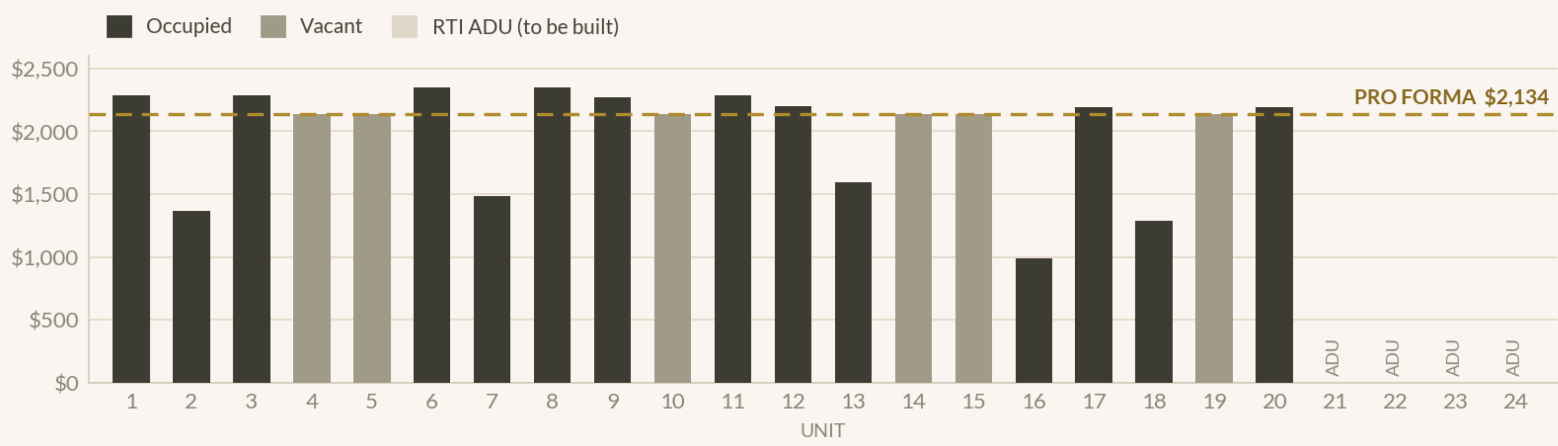
9.00%	11.30%	$179,875	6.96
CURRENT CAP RATE	PRO FORMA CAP RATE	PRO FORMA PRICE / UNIT	PRO FORMA GRM

UNIT MIX SUMMARY

UNIT MIX	# OF UNITS	AVG CURRENT RENT	CURRENT MONTHLY INCOME	PRO FORMA RENT*	PRO FORMA MONTHLY INCOME
STUDIO + 1 BA (INCL. 4 RTI ADUS)	24	$1,665	$39,955	$2,134	$51,216
POTENTIAL LAUNDRY INCOME ($20/UNIT/MO)	—	—	$400	—	$480
TOTALS / AVERAGES	**24**	**$1,665**	**$40,355**	**$2,134**	**$51,696**

CURRENT RENT BY UNIT

VS. PRO FORMA RENT OF $2,134



SCHEDULED MONTHLY INCOME

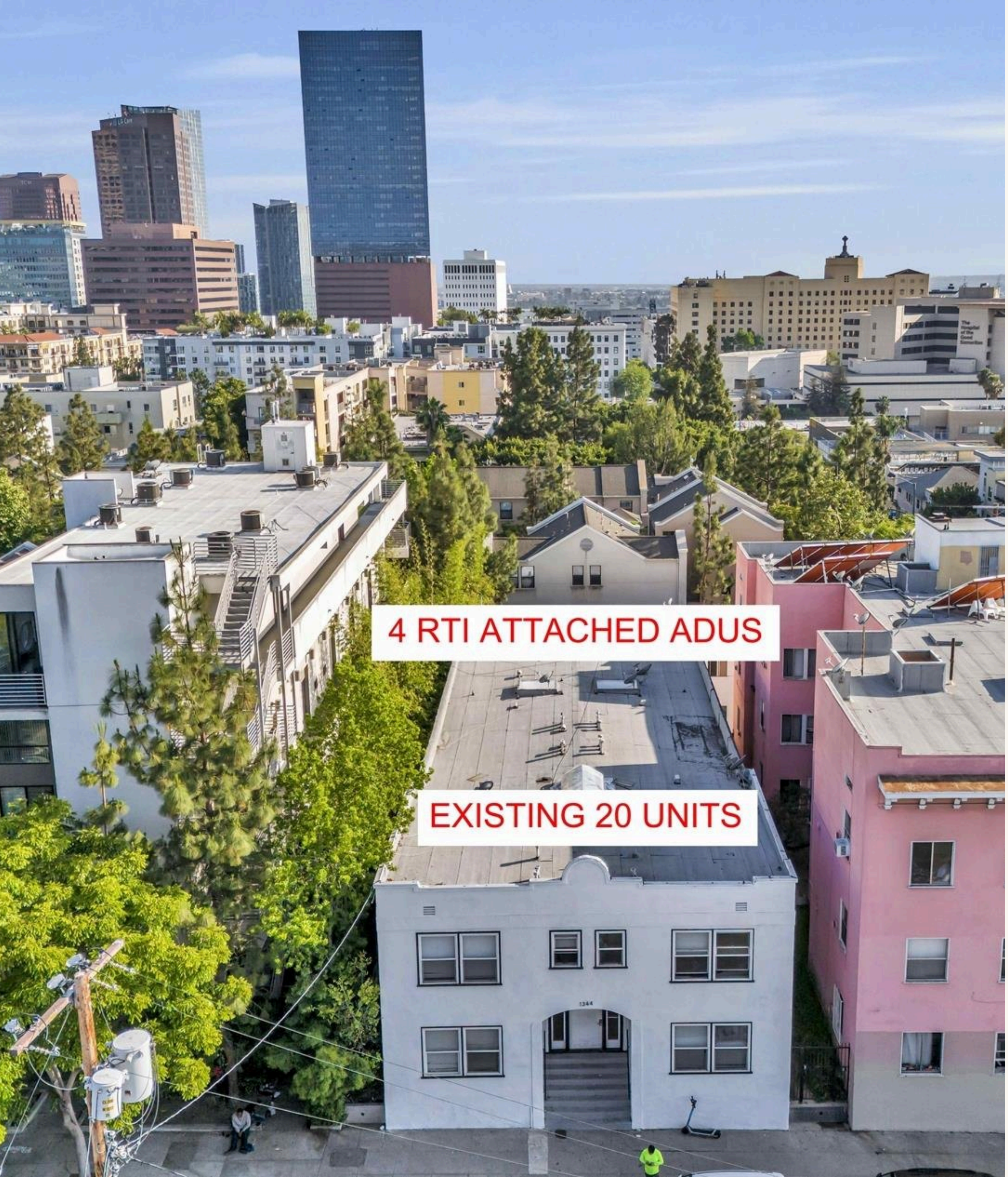
CURRENT VS. PRO FORMA, INCL. LAUNDRY

100%
STUDIO + 1 BA
UNIT MIX

+28%
SCHEDULED INCOME
UPSIDE

$2,134
HACLA TIER 1
PAYMENT STANDARD

* Pro forma rent is based on 2025 HACLA Section 8 payment standards, Tier 1, for zip code 90017 — hacla.org/en/about-section-8/payment-standards.



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LOCATION

LOCATION SUMMARY

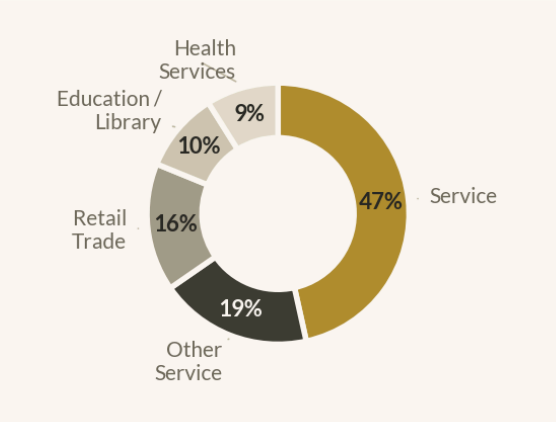
GLOBAL PLATINUM PROPERTIES

PRIME WEST DOWNTOWN LOS ANGELES

- Located at 1344 W 4th Street in the West Downtown submarket of Los Angeles (90017), this property sits less than one mile from the heart of Downtown LA — placing tenants within walking distance of Crypto.com Arena, LA Live, the Financial District and City Hall. The neighborhood benefits from direct access to the 110, 101 and 10 freeways, making commutes effortless across the broader LA metro.
- Public transit access is exceptional — multiple DASH and Metro bus lines run along nearby Wilshire Blvd, 6th Street and Figueroa Street, connecting residents to employment centers throughout Downtown, Koreatown, Westlake and beyond.
- The immediate area is densely walkable with restaurants, cafes, grocery stores and retail options within blocks. MacArthur Park and Echo Park Lake are minutes away, offering green space in an urban setting.
- The 90017 zip code consistently ranks among LA County's highest-demand rental corridors, driven by proximity to USC (1.5 miles) and the Convention Center.

MAJOR INDUSTRIES

BY EMPLOYEE COUNT

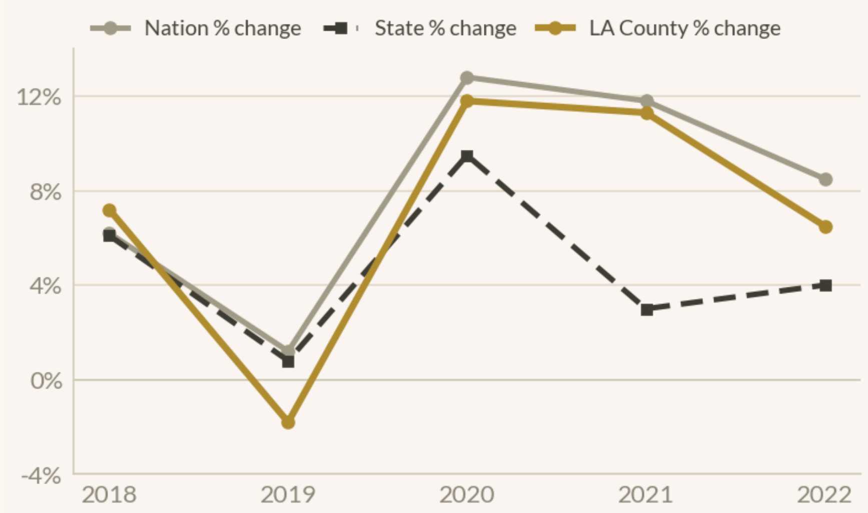


LARGEST EMPLOYERS

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 & Services So. California	14,395
Ralphs / Food 4 Less (Kroger Co. Division)	14,000

LOS ANGELES COUNTY GDP TREND

ANNUAL % CHANGE · SOURCE: BEA.GOV



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PROPERTY DESCRIPTION

PROPERTY FEATURES

GLOBAL PLATINUM PROPERTIES

PROPERTY FEATURES

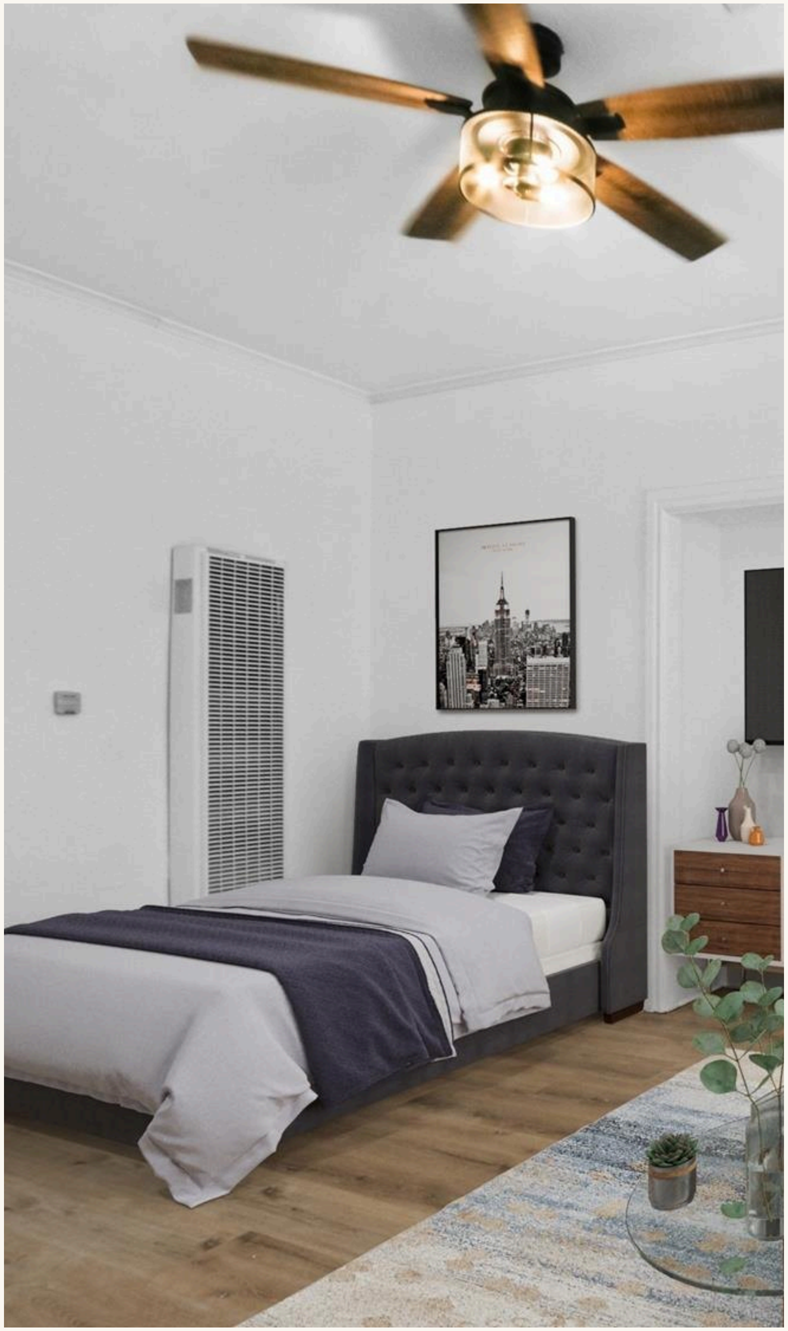
NUMBER OF UNITS	20
BUILDING SF	7,700 SF
LAND SF	5,414 SF
# OF PARCELS	1
ZONING TYPE	CW
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Owner
ELECTRIC	Owner
RUBS	Owner

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
ROOF	Flat



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RENT ROLL

RENT ROLL

GLOBAL PLATINUM PROPERTIES

RENT ROLL

UNIT	UNIT MIX	NOTES	CURRENT RENT	PRO FORMA RENT*
1	Studio + 1 BA	Renovated	$2,288	$2,134
2	Studio + 1 BA	Unrenovated	$1,370	$2,134
3	Studio + 1 BA	Renovated	$2,290	$2,134
4	Studio + 1 BA	Renovated & Vacant	$2,134	$2,134
5	Studio + 1 BA	Renovated & Vacant	$2,134	$2,134
6	Studio + 1 BA	Renovated	$2,350	$2,134
7	Studio + 1 BA	Renovated	$1,485	$2,134
8	Studio + 1 BA	Renovated	$2,346	$2,134
9	Studio + 1 BA	Renovated	$2,267	$2,134
10	Studio + 1 BA	Renovated & Vacant	$2,134	$2,134
11	Studio + 1 BA	Renovated	$2,288	$2,134
12	Studio + 1 BA	Renovated	$2,200	$2,134
13	Studio + 1 BA	Renovated	$1,595	$2,134

UNIT	UNIT MIX	NOTES	CURRENT RENT	PRO FORMA RENT*
14	Studio + 1 BA	Renovated & Vacant	$2,134	$2,134
15	Studio + 1 BA	Renovated & Vacant	$2,134	$2,134
16	Studio + 1 BA	Unrenovated	$988	$2,134
17	Studio + 1 BA	Renovated	$2,196	$2,134
18	Studio + 1 BA	Renovated	$1,290	$2,134
19	Studio + 1 BA	Renovated & Vacant	$2,134	$2,134
20	Studio + 1 BA	Renovated	$2,196	$2,134
21	Studio + 1 BA	RTI Attached ADU 1 — Vacant	$0	$2,134
22	Studio + 1 BA	RTI Attached ADU 2 — Vacant	$0	$2,134
23	Studio + 1 BA	RTI Attached ADU 3 — Vacant	$0	$2,134
24	Studio + 1 BA	RTI Attached ADU 4 — Vacant	$0	$2,134
—	Potential Laundry Income ($20/unit/mo)		$400	$480
TOTALS / AVERAGES			**$40,355**	**$51,696**

* Pro forma rent is based on 2025 HACLA Section 8 payment standards, Tier 1, for zip code 90017 — hacla.org/en/about-section-8/payment-standards.

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FINANCIAL ANALYSIS

INCOME & EXPENSE ANALYSIS

GLOBAL PLATINUM PROPERTIES

INCOME

	CURRENT	PRO FORMA
GROSS SCHEDULED RENT	$479,456	$614,592
LAUNDRY INCOME (EST. $20/UNIT/MO)	$4,800	$5,760
GROSS POTENTIAL INCOME	**$484,256**	**$620,352**
LESS: GENERAL VACANCY (3%)	($14,528)	($18,611)
EFFECTIVE GROSS INCOME	**$469,728**	**$601,741**
LESS: EXPENSES	($110,282)	($114,061)
NET OPERATING INCOME	**$359,447**	**$487,681**

EXPENSES

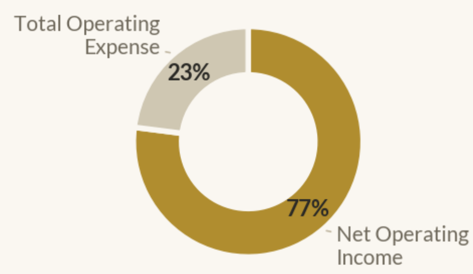
	CURRENT	PRO FORMA
REAL ESTATE TAX (1.178%)	$47,061	$47,061
PROPERTY INSURANCE ($1.40/SF)	$10,780	$12,930
UTILITIES	$20,000	$12,000
PEST CONTROL ($100/MO)	$1,200	$1,200
REPAIRS & MAINTENANCE ($500/UNIT)	$10,000	$12,000
OFF-SITE MANAGEMENT (3.5%)	$16,440	$24,070
ON-SITE KEYHOLDER ($200/MO) — ACTUAL	$2,400	$2,400
CLEANING & GARDENING ($200/MO)	$2,400	$2,400
TOTAL OPERATING EXPENSE	**$110,282**	**$114,061**
% OF EGI	23.5%	19.0%

* Expenses are estimated

These numbers are provided as assumptions and are not guaranteed; broker and/or seller shall bear no responsibility if actual outcomes vary.

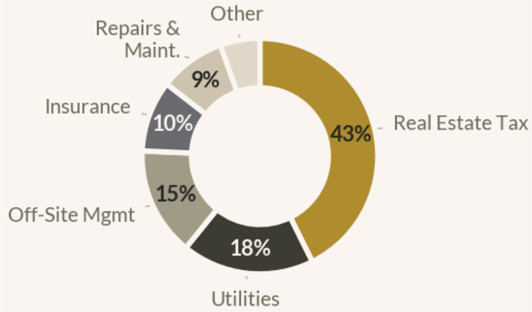
REVENUE ALLOCATION

CURRENT



DISTRIBUTION OF EXPENSES

CURRENT



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DEMOGRAPHICS

GENERAL DEMOGRAPHICS

GLOBAL PLATINUM PROPERTIES

POPULATION

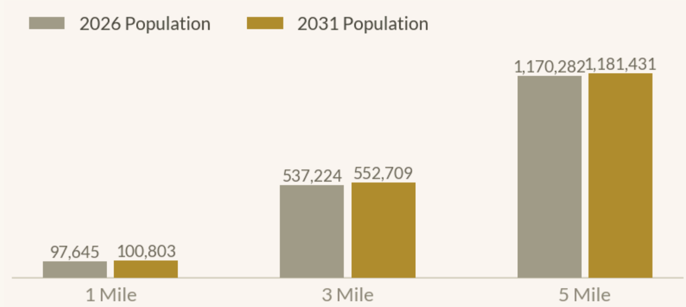
	1 MILE	3 MILE	5 MILE
2000 POPULATION	73,006	528,850	1,195,447
2010 POPULATION	82,823	520,344	1,186,546
2026 POPULATION	97,645	537,224	1,170,282
2031 POPULATION	100,803	552,709	1,181,431
2026–2031 GROWTH RATE	3.20%	2.85%	0.95%

2026 HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
LESS THAN $15,000	8,862	36,276	61,117
$15,000 – $24,999	3,348	17,819	34,041
$25,000 – $34,999	3,207	18,278	34,592
$35,000 – $49,999	4,142	22,910	44,911
$50,000 – $74,999	6,269	34,933	70,394
$75,000 – $99,999	4,956	25,305	53,045
$100,000 – $149,999	5,573	29,334	63,477
$150,000 – $199,999	3,519	15,840	35,989
$200,000 OR GREATER	4,719	20,990	49,280
MEDIAN HH INCOME	**$60,690**	**$60,443**	**$66,387**
AVERAGE HH INCOME	**$91,401**	**$89,153**	**$99,692**

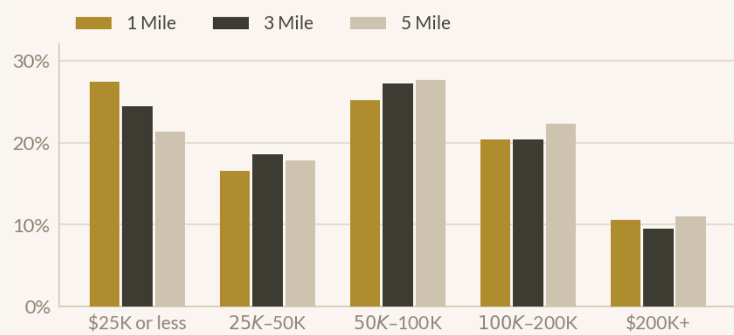
POPULATION GROWTH

2026 VS. 2031 BY RADIUS · SOURCE: ESRI



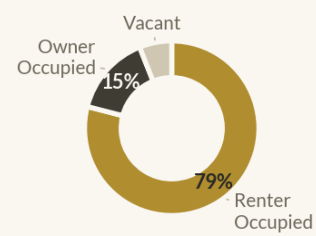
2026 HOUSEHOLD INCOME DISTRIBUTION

SHARE OF HOUSEHOLDS BY RADIUS



OWN VS. RENT

2026 · 1-MILE RADIUS



79%

RENTER-OCCUPIED HOUSING WITHIN 1 MILE

97,645

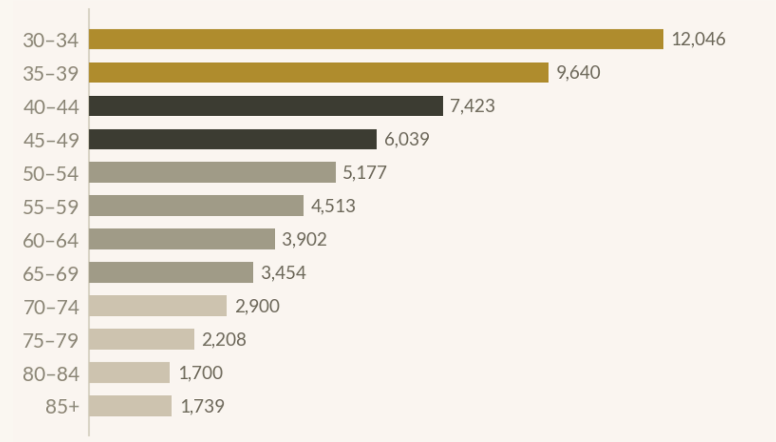
2026 POPULATION WITHIN 1 MILE

2026 POPULATION BY AGE

	1 MILE	3 MILE	5 MILE
AGE 30 – 34	12,046	60,376	120,785
AGE 35 – 39	9,640	49,512	101,690
AGE 40 – 44	7,423	40,016	86,850
AGE 45 – 49	6,039	33,739	75,038
AGE 50 – 54	5,177	32,431	71,949
AGE 55 – 59	4,513	29,271	65,063
AGE 60 – 64	3,902	25,839	57,757
AGE 65 – 69	3,454	21,999	49,737
AGE 70 – 74	2,900	17,506	40,242
AGE 75 – 79	2,208	12,549	28,287
AGE 80 – 84	1,700	8,396	18,408
AGE 85+	1,739	7,891	17,045
POPULATION AGE 18+	82,271	456,238	966,948
2026 MEDIAN AGE	**35**	**36**	**36**
2031 MEDIAN AGE	**37**	**38**	**38**

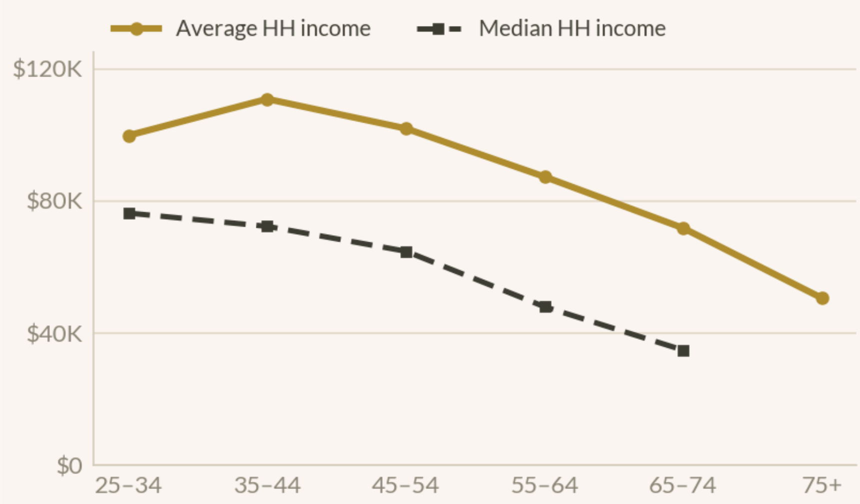
POPULATION BY AGE

2026 · 1-MILE RADIUS · SOURCE: ESRI



HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER

2026 · 1-MILE RADIUS



GLOBAL PLATINUM PROPERTIES

SCAN FOR MORE INFORMATION

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