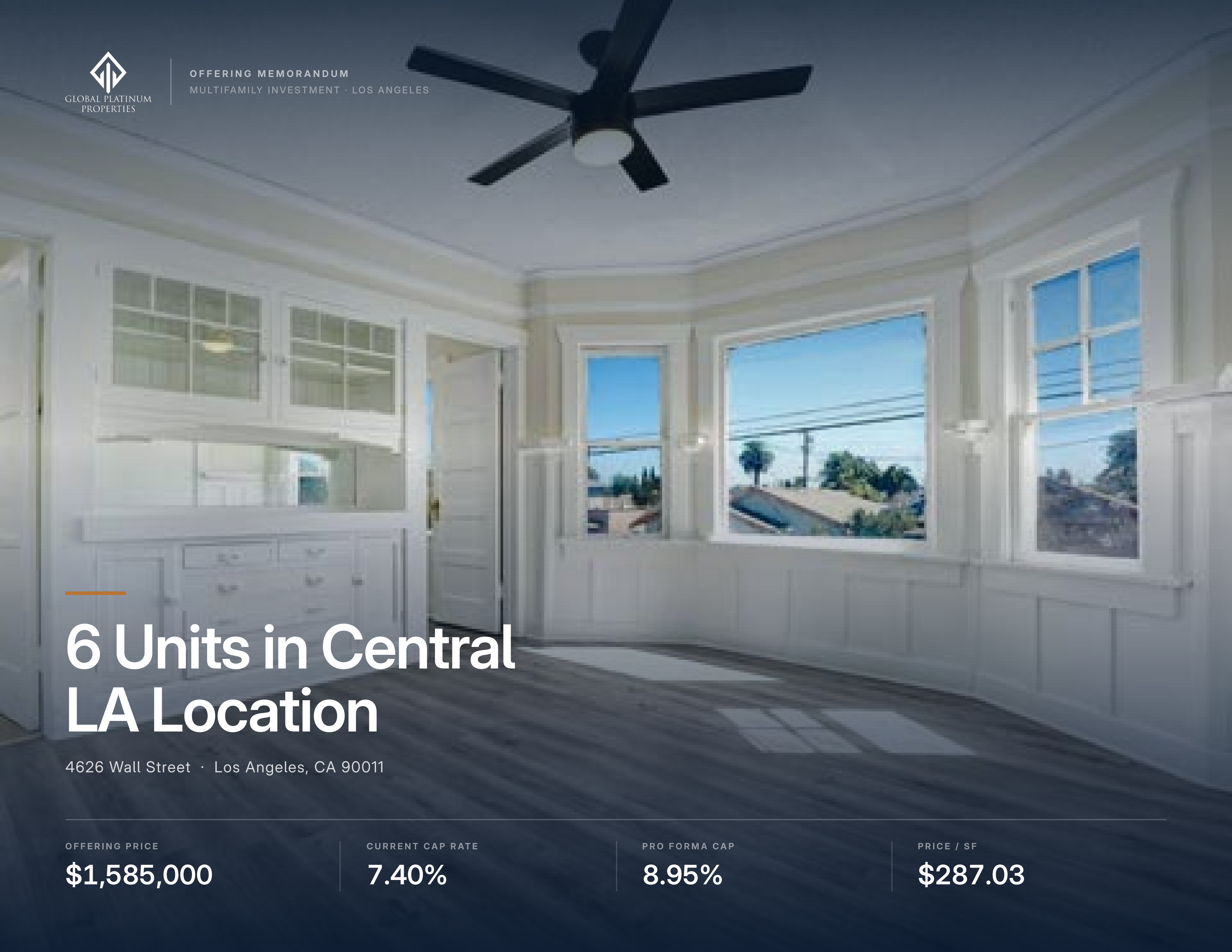


GLOBAL PLATINUM PROPERTIES

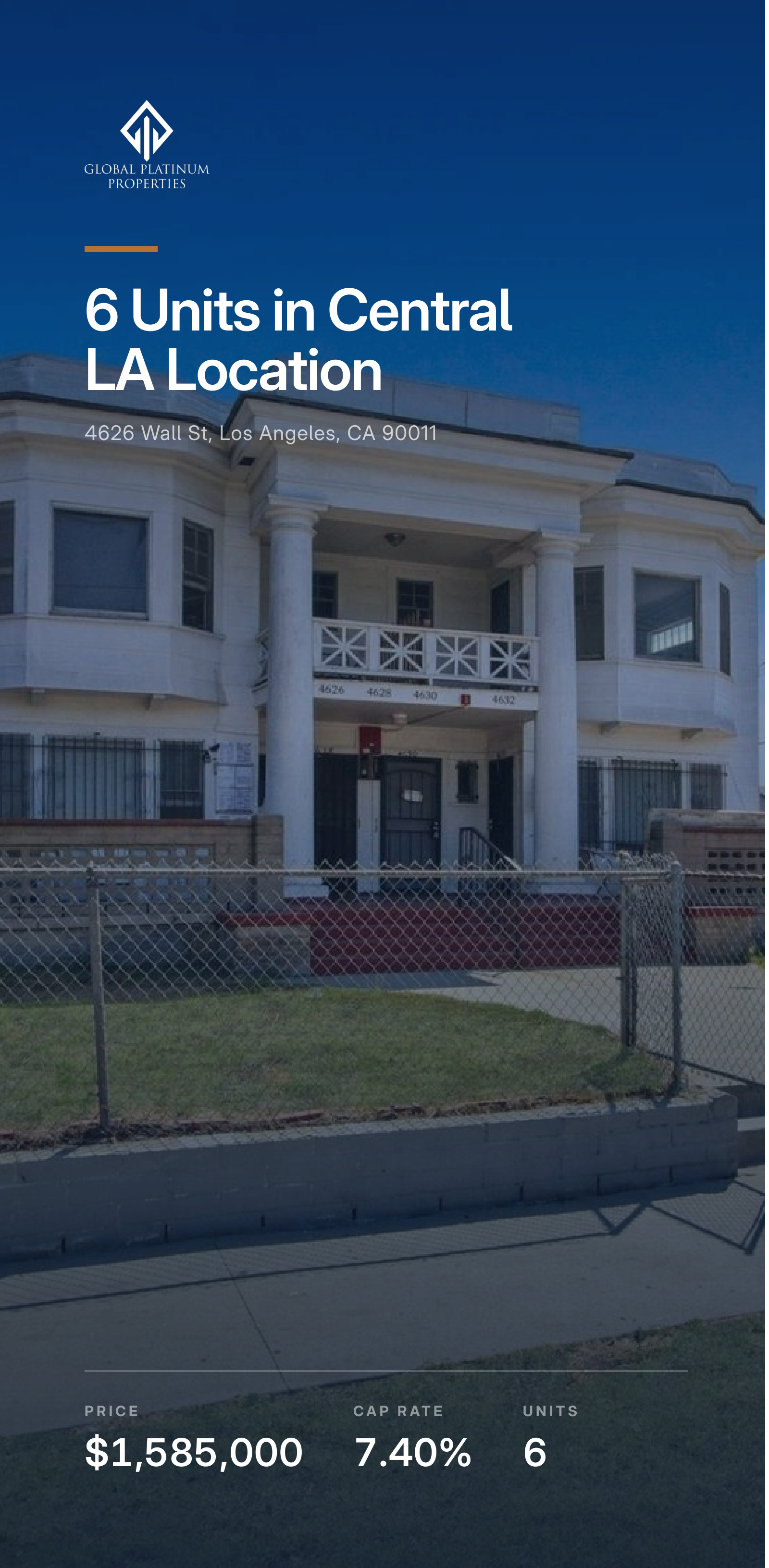
OFFERING MEMORANDUM

MULTIFAMILY INVESTMENT · LOS ANGELES

6 Units in Central LA Location

4626 Wall Street · Los Angeles, CA 90011

OFFERING PRICE	CURRENT CAP RATE	PRO FORMA CAP	PRICE / SF
$1,585,000	7.40%	8.95%	$287.03



GLOBAL PLATINUM PROPERTIES

6 Units in Central LA Location

4626 Wall St, Los Angeles, CA 90011

PRICE	CAP RATE	UNITS
$1,585,000	7.40%	6

OFFERING MEMORANDUM

Contents

THE OFFERING

A six-unit, 100% two-bedroom multifamily asset in South Los Angeles: a four-unit front building paired with two newly constructed Jr 2-bedroom ADUs, plus plans for two additional ADUs close to permit-ready. Offered at $1,585,000 — a 7.40% cap rate on in-place income and 9.58 GRM.

UNITS	BUILDING SF	LOT SF	PRO FORMA CAP
6	5,522	7,002	8.95%

Julio Cesar Ruiz
BROKER
818.524.0706
lapropertyhunter@gmail.com
DRE# 01911261 · CSLB# 1147358

Armin Soleimani
SENIOR ASSOCIATE
310.666.2246
ArminSoleimani@gmail.com
DRE# 01846872

01

Executive Summary

GLOBAL PLATINUM PROPERTIES

Investment Summary

OFFERING SUMMARY

ADDRESS	4626 Wall St, Los Angeles, CA 90011
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	South Los Angeles
BUILDING SF	5,522 SF
LAND SF	7,002 SF
NUMBER OF UNITS	6
YEAR BUILT	1911 and 2025
ZONING	R2 (LARD1.5)
APN	5109-010-001
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

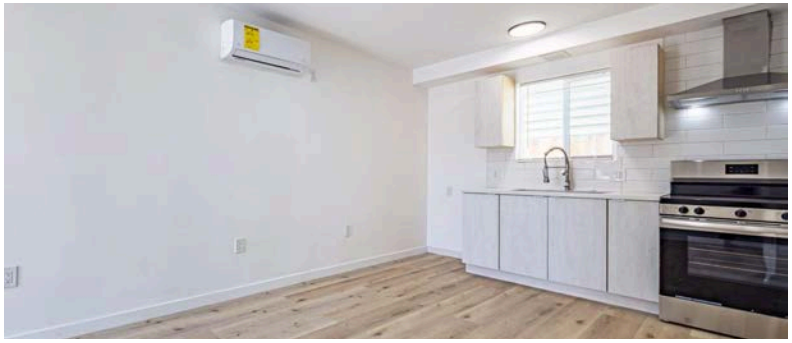
PRICE	$1,585,000
PRICE PSF	$287.03
PRICE PER UNIT	$264,167
OCCUPANCY	83.33%
NOI (CURRENT)	$117,331
NOI (PRO FORMA)	$141,895
CAP RATE (CURRENT)	7.40%
CAP RATE (PRO FORMA)	8.95%
GRM (CURRENT)	9.58
GRM (PRO FORMA)	8.30

OFFERING PRICE	CURRENT CAP RATE	PRO FORMA CAP RATE	RENTAL UPSIDE
$1,585,000	7.40%	8.95%	+15.3%
$264,167 per unit	$117,331 NOI	$141,895 NOI	$13,792 → $15,908 / mo

DEMOGRAPHICS

SOURCE: ESRI

	1 MILE	3 MILE	5 MILE
2026 Population	71,574	452,027	1,295,849
2031 Population	70,877	449,037	1,295,935
2026 Median HH Income	$57,287	$58,765	$61,049
2026 Average HH Income	$78,093	$80,174	$84,523
2026 Median Age	32	32	35



A 7.4% Cap Rate Gem — Six Units, Two Brand-New ADUs

4626 Wall Street is a stabilized, high-yield multifamily asset combining a four-unit front building with two newly constructed Jr 2-bedroom ADUs on a 7,002 SF R2 lot. The property is already producing, already leased, and already built — a buyer inherits current income rather than a construction schedule. Located in South Los Angeles, minutes from USC, Exposition Park and the DTLA core, it sits in one of the city's most rapidly re-investing submarkets.

INVESTMENT HIGHLIGHTS

- **Immediate yield, no repositioning required.** The asset trades at a 7.40% cap rate on in-place income and 9.58 GRM — cash flow from day one without a heavy value-add execution.
- **Two brand-new ADUs already delivered.** Four two-bedroom units in the front building plus two newly constructed Jr 2-bedroom ADUs of approximately 430 SF each. New construction defers near-term capital expenditure and commands premium rents.
- **Two additional ADUs nearly permit-ready.** Plans for two further ADUs are close to permit-ready, offering a defined path to additional density and income for a buyer who wants to keep building.
- **All two-bedroom unit mix.** Every unit is a two-bedroom — the deepest-demand configuration in South LA, supporting family tenancy and materially lower turnover than studio or one-bedroom stock.
- **Subsidized, reliable collections.** A portion of the tenant base is subsidized, producing dependable monthly collections and supporting steady, programmatic rent increases.
- **Clear mark-to-market spread.** In-place rents of $13,792 per month against $15,908 at market — 15.3% of embedded upside achievable through natural turnover, not renovation.
- **Attractive basis below replacement cost.** $287.03 per square foot with the new construction component already built and delivered.
- **Attractive residential financing.** As a four-unit property with two ADUs, it should qualify for residential financing, offering lower rates and fees and higher LTVs than typical six-unit commercial loans.

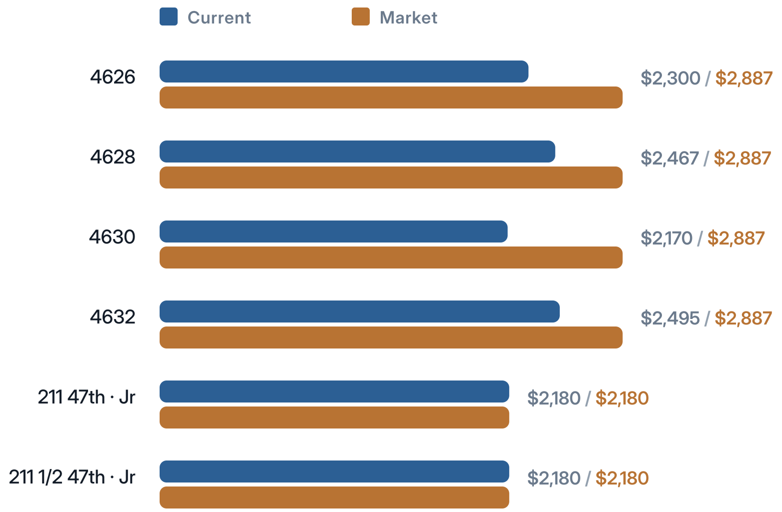
CURRENT CAP RATE	PRO FORMA CAP RATE	PRICE / SF	RENTAL UPSIDE
7.40%	8.95%	$287.03	+15.3%
on in-place income	at market rents	5,522 SF building	to market rents

Unit Mix Summary

UNIT TYPE	# UNITS	IN-PLACE RENT	MONTHLY INCOME	MARKET RENT	MARKET INCOME	UPSIDE
2 BD + 1 BA	4	$2,358	$9,432	$2,887	$11,548	+22.4%
Jr 2 BD + 1 BA	2	$2,180	$4,360	$2,180	$4,360	—
Totals / Averages	**6**	**$2,299**	**$13,792**	**$2,651**	**$15,908**	**+15.3%**

IN-PLACE VS. MARKET RENT BY UNIT

MONTHLY



AGGREGATE MONTHLY INCOME

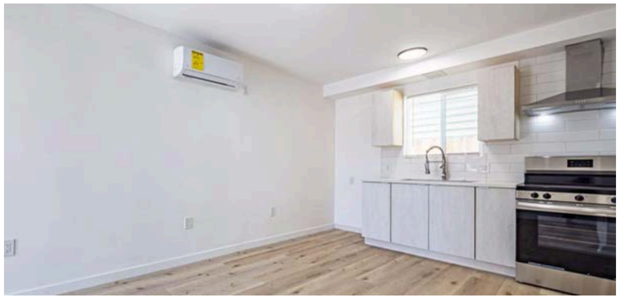
MARKET POTENTIAL

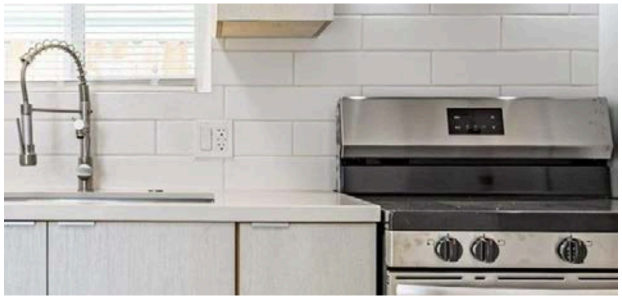
In-Place Rent
$13,792 87%

Mark-to-Market Gap
$2,116 13%

MONTHLY GAP	ANNUALIZED GAP
$2,116 across six units	**$25,394** at full mark-to-market
2 BD + 1 BA **4** front building	JR 2 BD + 1 BA **2** ±430 SF ADUs, built 2025

Market rents reflect broker opinion of achievable rent on turnover and are estimates, not guarantees.





02

Location

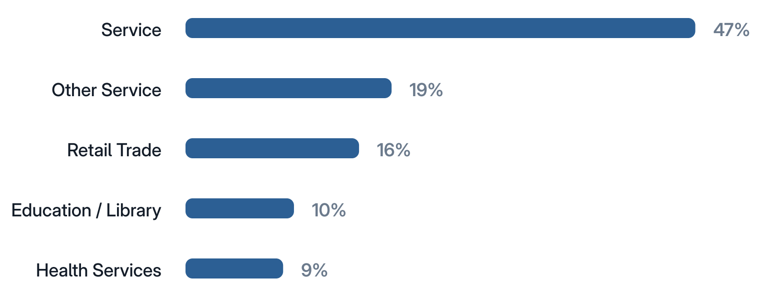
GLOBAL PLATINUM PROPERTIES

02 · LOCATION

South Los Angeles — The Heart of the City's Next Chapter

- **A strategic foothold, not just an address.** 4626 Wall Street sits immediately south of the Downtown Los Angeles core, at the intersection of historic housing stock and one of the city's fastest-reinvesting submarkets.
- **Proximity to the pulse.** Minutes from USC, Exposition Park, BMO Stadium, the Coliseum and the LA Live / Crypto.com Arena district — the employment and entertainment engines of Central LA.
- **Cultural renaissance.** Capital flowing into the surrounding South Los Angeles corridors is bringing new coffee shops, creative space and community-centric development that appeals to a young, working tenant base.
- **Unmatched accessibility.** Direct access to the 110 and 10 freeways and a high Walk Score make this a commuter's location for tenants working in DTLA, USC or the South Bay.

MAJOR INDUSTRIES BY EMPLOYEE COUNT

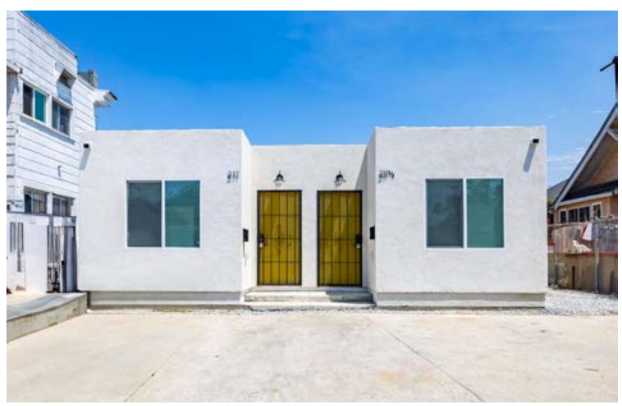


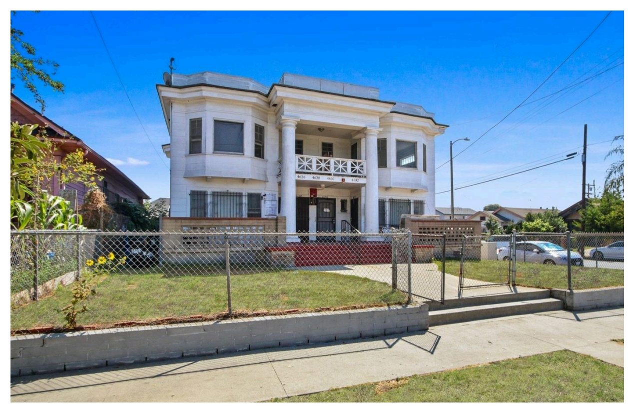
LARGEST EMPLOYERS

	EMPLOYEES
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. Cal.	14,395
Ralphs / Food 4 Less (Kroger Co.)	14,000

POP. 3 MILE	MEDIAN HH INC.	RENTER OCCUPIED
452,027	$58,765	72%

Demographic and employment figures sourced from esri and BEA.gov. 3-mile radius unless noted.

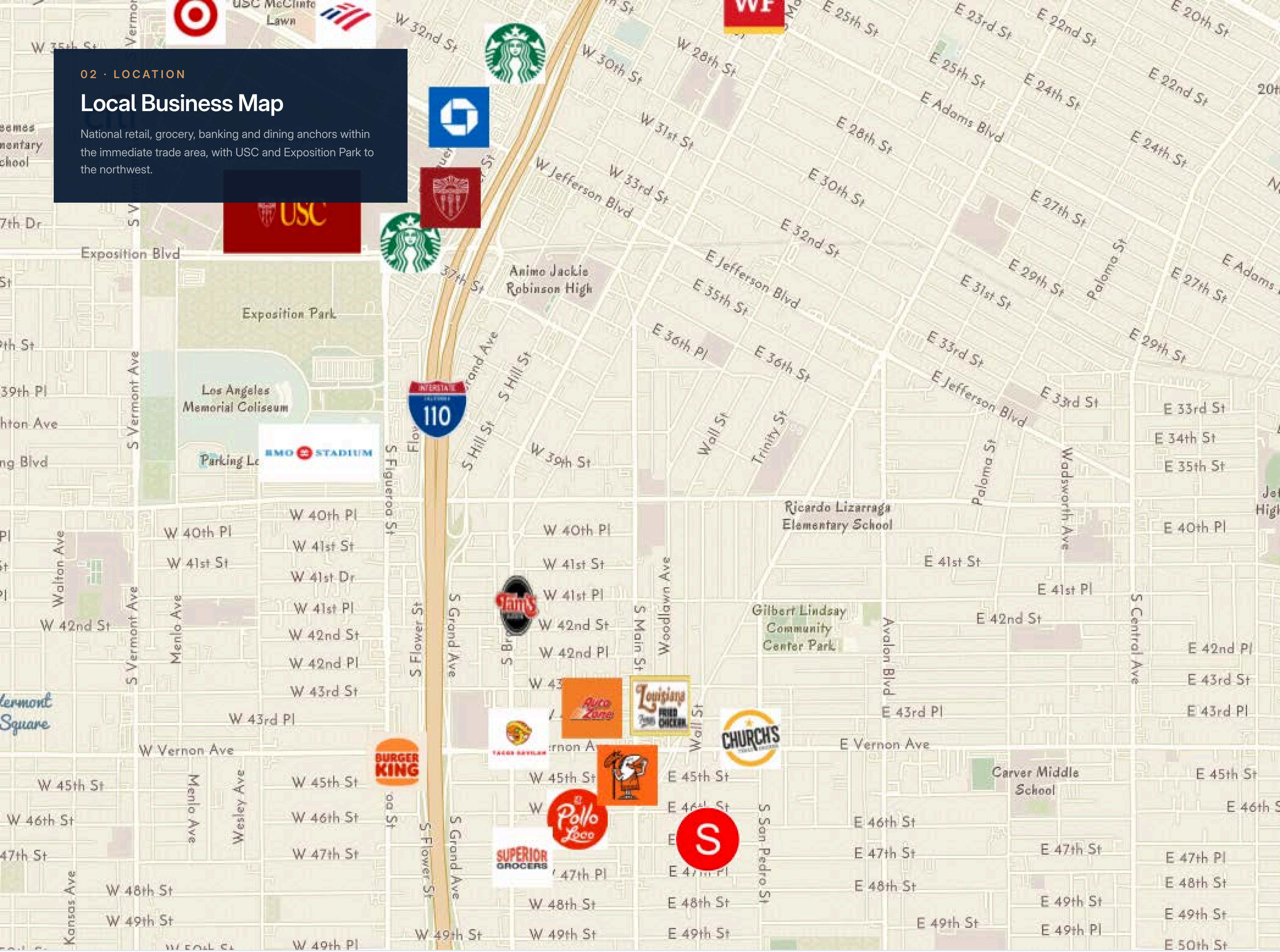




02 · LOCATION

Local Business Map

National retail, grocery, banking and dining anchors within the immediate trade area, with USC and Exposition Park to the northwest.

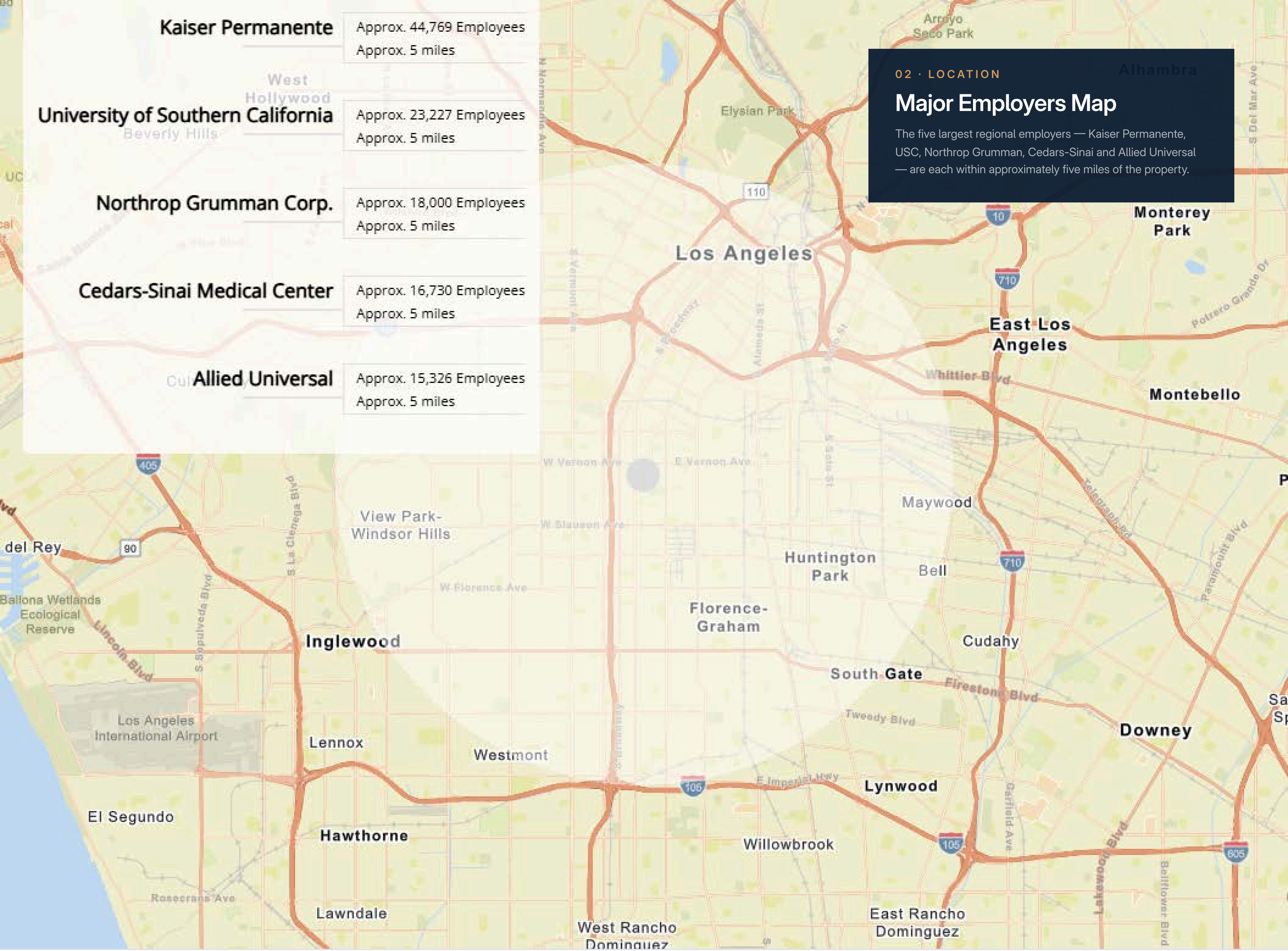


02 · LOCATION

Major Employers Map

The five largest regional employers — Kaiser Permanente, USC, Northrop Grumman, Cedars-Sinai and Allied Universal — are each within approximately five miles of the property.

Kaiser Permanente	Approx. 44,769 Employees	Approx. 5 miles
University of Southern California	Approx. 23,227 Employees	Approx. 5 miles
Northrop Grumman Corp.	Approx. 18,000 Employees	Approx. 5 miles
Cedars-Sinai Medical Center	Approx. 16,730 Employees	Approx. 5 miles
Allied Universal	Approx. 15,326 Employees	Approx. 5 miles



03 —

Property Description

Property Features

GLOBAL PLATINUM PROPERTIES

Property Features

PROPERTY

NUMBER OF UNITS	6
BUILDING SF	5,522
LAND SF	7,002
YEAR BUILT	1911 and 2025
UNIT MIX	4 × 2 BD · 2 Jr 2 BD
# OF PARCELS	1
ZONING TYPE	R2
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
APN	5109-010-001

UTILITIES

	PAID BY
WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Raised / Slab
FRAMING	Wood
EXTERIOR	Stucco
ROOF	Pitched / Flat
STYLE	Traditional
LANDSCAPING	Front Lawn

IMPROVEMENT NOTES

- **Front building.** Four two-bedroom units across two stories, wood-framed with stucco exterior on a raised/slab foundation.
- **Detached ADUs.** Two newly constructed Jr 2-bedroom units of approximately 430 SF each, delivered with new kitchens, baths, flooring and mini-split HVAC.
- **Future density.** Plans for two additional ADUs are close to permit-ready on the 7,002 SF R2 lot.

Owner pays water; tenants pay trash, gas and electric. Square footage, year built and zoning are from public record and have not been independently verified.

04

Rent Roll

Rent Roll & Lease Detail

Rent Roll & Lease Detail

UNIT	UNIT MIX	STATUS	TERMS	MOVE-IN	CURRENT RENT	MARKET RENT	UPSIDE	NOTES
4626	2 BD + 1 BA	LEASED	Month to Month	05/14/2023	$2,300.00	$2,887.00	+$587.00	Front building
4628	2 BD + 1 BA	LEASED	Lease	06/27/2025	$2,466.85	$2,887.00	+$420.15	Front building
4630	2 BD + 1 BA	LEASED	Lease	02/02/2026	$2,170.00	$2,887.00	+$717.00	Front building
4632	2 BD + 1 BA	LEASED	Month to Month	06/19/2024	$2,495.00	$2,887.00	+$392.00	Front building
211 47th	Jr 2 BD + 1 BA	LEASED	Lease	04/01/2026	$2,180.00	$2,180.00	—	Newly built ADU
211 1/2 47th	Jr 2 BD + 1 BA	VACANT	—	—	$2,180.00	$2,180.00	—	Newly built ADU
Totals / Averages	**4 × 2 BD · 2 Jr 2 BD**	**5 leased**			**$13,791.85**	**$15,908.00**	**+$2,116.15**	

OCCUPANCY	IN-PLACE MONTHLY	MARKET MONTHLY	AVG. IN-PLACE RENT	MARK-TO-MARKET
83.33%	$13,792	$15,908	$2,299	+15.3%
5 of 6 leased	$165,502 annual	$190,896 annual	vs. $2,651 market	$25,394 annual



Tenant names withheld. 211 47th St is leased with a scheduled 04/01/2026 move-in; 211½ 47th St is currently vacant and is offered as a delivery-vacant ADU. Both ADUs were newly constructed in 2025. Market rents are broker estimates of achievable rent on turnover.

05 —

Financial Analysis

Income & Expense Analysis

GLOBAL PLATINUM PROPERTIES

Income & Expense Analysis

INCOME

ANNUAL

	CURRENT	PRO FORMA
Gross Scheduled Rent	$165,502	$190,896
Gross Potential Income	**$165,502**	**$190,896**
Less: General Vacancy & Deductions	($4,965) 3.00%	($4,772) 2.50%
Effective Gross Income	**$160,537**	**$186,124**
Less: Operating Expenses	($43,206) 26.91%	($44,229) 23.76%
Net Operating Income	**$117,331**	**$141,895**

REVENUE ALLOCATION

CURRENT

Net Operating Income · 73%
Operating Expense · 27%

CAP RATE
7.40%
Pro forma 8.95%

GRM
9.58
Pro forma 8.30

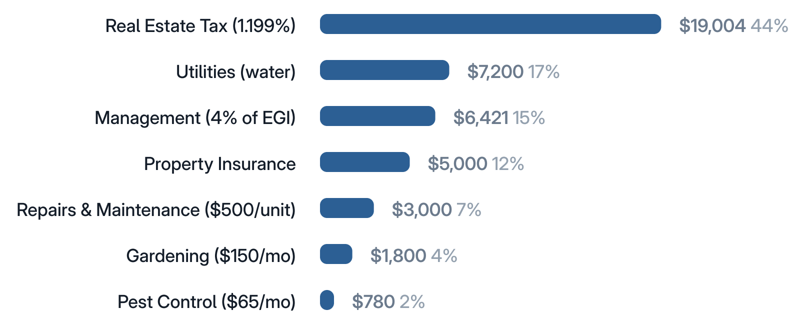
OPERATING EXPENSES

ANNUAL

	CURRENT	PER UNIT	PRO FORMA	PER UNIT
Real Estate Tax (1.199%)	$19,004	$3,167	$19,004	$3,167
Property Insurance	$5,000	$833	$5,000	$833
Management (4% of EGI)	$6,421	$1,070	$7,445	$1,241
Utilities (water)	$7,200	$1,200	$7,200	$1,200
Repairs & Maintenance ($500/unit)	$3,000	$500	$3,000	$500
Pest Control ($65/mo)	$780	$130	$780	$130
Gardening ($150/mo)	$1,800	$300	$1,800	$300
Total Operating Expense	**$43,206**	**$7,201**	**$44,229**	**$7,372**
Expense / SF	$7.82		$8.01	
% of Effective Gross Income	26.91%		23.76%	

DISTRIBUTION OF EXPENSES

CURRENT



Utilities reflect actual billing of $7,200 with four units leased. Expenses are estimates. Real estate tax is calculated at 1.199% of the offering price. These figures are provided as assumptions and are not guaranteed; broker and/or seller bear no responsibility if actual outcomes vary.

06

Demographics

General Demographics

POPULATION & INCOME

SOURCE: ESRI

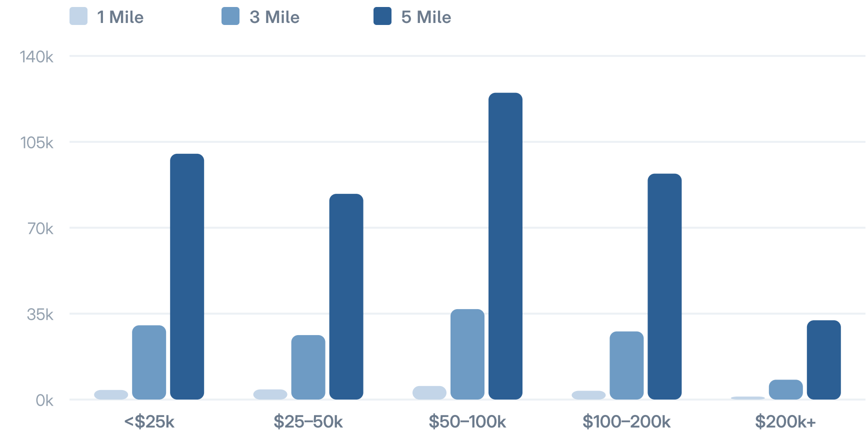
	1 MILE	3 MILE	5 MILE
2000 Population	69,411	428,951	1,257,612
2010 Population	74,566	450,779	1,291,819
2026 Population	71,574	452,027	1,295,849
2031 Population	70,877	449,037	1,295,935
2026 Median HH Income	$57,287	$58,765	$61,049
2026 Average HH Income	$78,093	$80,174	$84,523
2026 Median Age	32	32	35

2026 HOUSEHOLD INCOME DISTRIBUTION

	1 MILE	3 MILE	5 MILE
less than $15,000	2,105	19,612	65,008
$15,000-$24,999	1,802	10,667	35,247
$25,000-$34,999	1,851	11,736	36,627
$35,000-$49,999	2,281	14,554	47,275
$50,000-$74,999	3,215	21,290	71,044
$75,000-$99,999	2,317	15,595	54,091
$100,000-$149,999	2,213	18,542	60,123
$150,000-$199,999	1,353	9,238	32,019
$200,000 or greater	936	8,083	32,335

HOUSEHOLDS BY INCOME BAND

HOUSEHOLDS



TENURE — 1 MILE RADIUS

Renter Occupied 72%

Owner Occupied 24%

Vacant 4%

RENTER OCCUPIED	MEDIAN AGE	POP. 18+
72%	32	52,758
1-mile radius	1-mile radius	1-mile radius

A 72% renter-occupied base within one mile underpins durable rental demand for two-bedroom product.

Population & Income by Age

2026 POPULATION BY AGE

SOURCE: ESRI

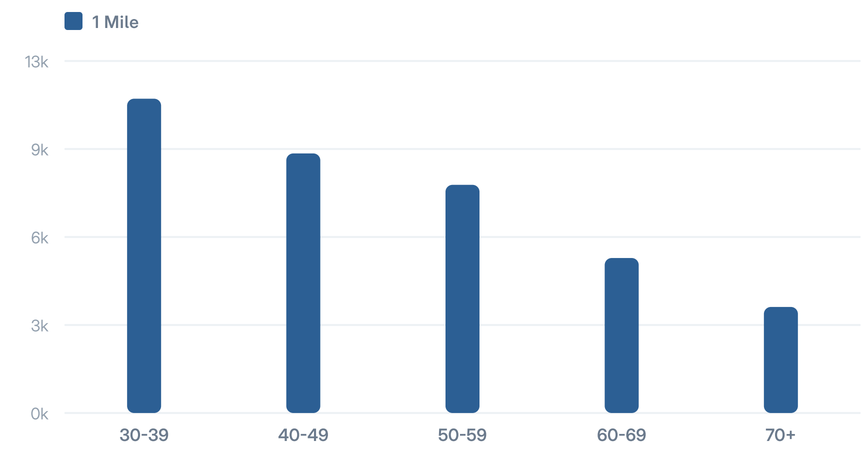
	1 MILE	3 MILE	5 MILE
Age 30-34	6,019	39,618	119,235
Age 35-39	5,181	32,034	99,677
Age 40-44	4,658	29,287	88,460
Age 45-49	4,592	27,498	80,416
Age 50-54	4,385	26,170	76,921
Age 55-59	3,746	23,581	72,149
Age 60-64	3,076	20,969	65,167
Age 65-69	2,447	17,045	55,541
Age 70-74	1,748	12,386	42,612
Age 75-79	1,037	7,628	28,431
Age 80-84	577	4,552	18,009
Age 85+	417	3,661	16,388
Population 18+	**52,758**	**347,803**	**1,026,081**

	1 MILE	3 MILE	5 MILE
2026 Median Age	32	32	35
2031 Median Age	33	34	36

A median age of 32 within one mile indicates a young, household-forming population — the core demand cohort for two-bedroom rental product.

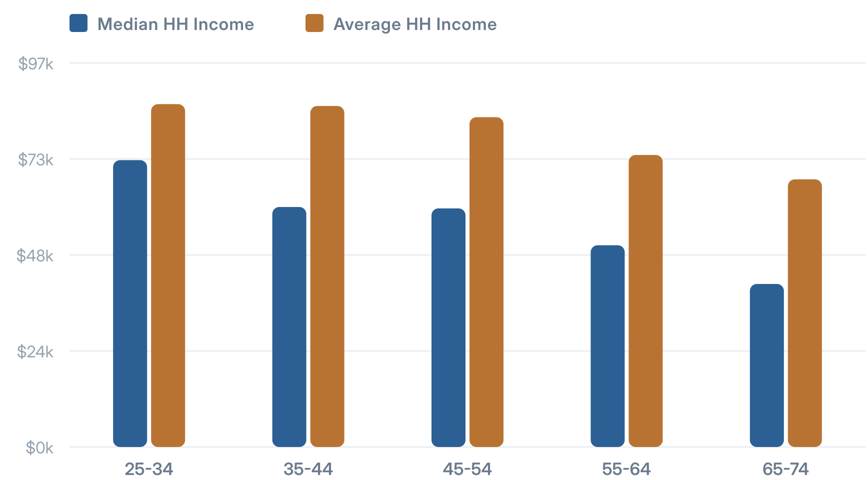
POPULATION BY AGE BAND

1-MILE RADIUS



2026 INCOME BY AGE

1-MILE RADIUS



Household income by age, 1-mile radius. Source: esri.

Race Demographics

2026 POPULATION BY RACE

SHARE OF POPULATION

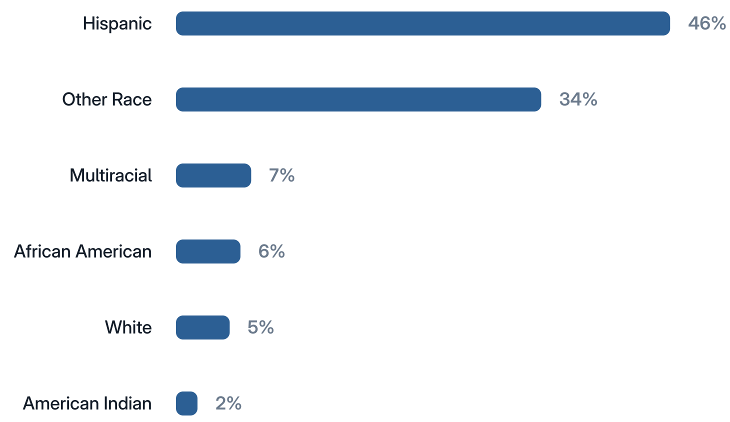
	1 MILE	3 MILE	5 MILE
Hispanic	46%	43%	40%
Other Race	34%	30%	27%
Multiracial	7%	8%	8%
African American	6%	9%	10%
White	5%	7%	7%
Asian	0%	2%	5%
American Indian	2%	2%	2%

DIVERSITY INDEX

	1 MILE	3 MILE	5 MILE
Diversity Index (2010)	74	81	85
Diversity Index (2020)	69	80	85
Diversity Index (current year)	68	79	85
Diversity Index (+5 years)	66	78	84

POPULATION BY RACE

1-MILE RADIUS



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
American Indian / Alaska Native	32	34	35
Asian	52	29	41
Black	38	39	42
Hispanic	31	32	33
Multiple Races	34	34	35
Other Race	31	32	32
Pacific Islander	31	31	34
White	29	29	33

Source: esri. Percentages may not sum to 100% due to rounding.

GLOBAL PLATINUM PROPERTIES

6 Units in Central LA Location

4626 Wall St, Los Angeles, CA 90011

Price	$1,585,000
Cap Rate (Current)	7.40%
NOI (Current)	$117,331
Units	6 · All 2 BR

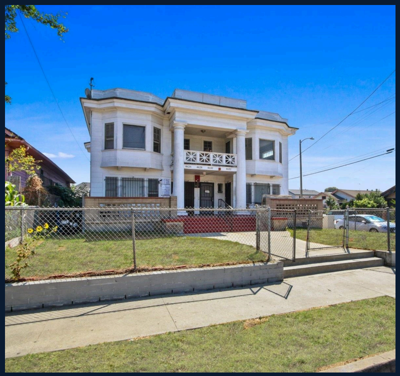
CONFIDENTIALITY & DISCLAIMER

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.



Julio Cesar Ruiz
BROKER
818.524.0706
lapropertyhunter@gmail.com
DRE# 01911261 · CSLB# 1147358

Armin Soleimani
SENIOR ASSOCIATE
310.666.2246
ArminSoleimani@gmail.com
DRE# 01846872

Brokerage DRE# 02062910
11022 Santa Monica Blvd. #240, Los Angeles, CA 90025
Office 424.394.1030 · www.gppla.com