852 N. Oxford Ave.

LOS ANGELES, CA 90029 · 8 UNITS IN HOLLYWOOD

OFFERING PRICE
$1,895,000

CAP RATE
Solid 6.1% existing cap rate with upside to 7.1%

LOCATION
Walkable Hollywood, near transit & studios

VALUE-ADD
ADU plans previously RTI above parking

GLOBAL PLATINUM PROPERTIES · OFFERING MEMORANDUM

8 Units in Hollywood

852 N. OXFORD AVE. · LOS ANGELES, CA 90029

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

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

01

Executive Summary

INVESTMENT SUMMARY

UNIT MIX SUMMARY

EXECUTIVE SUMMARY

Offering Summary

ADDRESS	852 N. Oxford Ave. Los Angeles CA 90029
COUNTY	Los Angeles
MARKET	Hollywood
SUBMARKET	Los Angeles Metro
BUILDING SF	4,220 SF
LAND SF	5,017 SF
NUMBER OF UNITS	8
YEAR BUILT	1923, Renovated in 2025
APN	5535027004
OWNERSHIP TYPE	Fee Simple

Financial Summary

PRICE	$1,895,000
PRICE PSF	$449.05
PRICE PER UNIT	$236,875
OCCUPANCY	100%
NOI (CURRENT)	$114,965
NOI (PRO FORMA)	$134,697
CAP RATE (CURRENT)	6.1%
CAP RATE (PRO FORMA)	7.1%
GRM (CURRENT)	11.26
GRM (PRO FORMA)	10.05

AREA SNAPSHOT

Demographics

	1 MILE	3 MILE	5 MILE
2026 POPULATION	74,264	520,844	1,046,767
2026 MEDIAN HH INCOME	$61,254	$68,909	$73,596
2026 AVERAGE HH INCOME	$89,674	$109,101	$115,899

INVESTMENT SUMMARY

Prime Hollywood 8-Unit Investment Opportunity

Attractive 8-unit Hollywood apartment asset currently operating at a strong 6.1% cap rate, offering compelling in-place cash flow with multiple paths to further NOI growth. Most notably, one legacy one-bedroom tenancy is currently paying just $477/month versus an estimated market rent of approximately $2,095/month. Upon lawful turnover and re-leasing at market, this single unit alone would increase the property's cap rate to approximately 7.0%.

Ideally located just north of Melrose Avenue in a high-demand, walkable rental pocket near major employment centers, hospitals, transit, dining, and significant ongoing development. The property has been well maintained and recently improved with a new roof and newly remodeled common areas, reducing near-term capital requirements while enhancing the overall tenant experience and curb appeal.

Additional upside exists through parking and ancillary income. Several tenants pay separate parking fees that are not subject to rent control, while the garages are currently underutilized, creating further opportunity to increase NOI.

The property also offers meaningful development upside. ADU plans were previously RTI and are designed above the existing parking area, allowing an additional unit to be constructed while maintaining parking and potentially adding nearly $2,000/month in rental income. A large existing basement may provide an additional future conversion opportunity, subject to buyer investigation and applicable approvals.

A rare opportunity to acquire a well-maintained Hollywood asset with a strong 6.1% going-in yield, a clear path to approximately 7.0% from a single unit turnover, limited near-term capital needs, and multiple additional value-add opportunities.

INVESTMENT HIGHLIGHTS

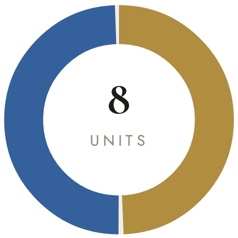
- Strong 6.1% current cap rate; turnover of one legacy 1BR at $477/month alone increases the cap rate to approximately 7.0%
- New roof and newly remodeled common areas provide strong curb appeal with limited near-term capital needs
- Additional NOI upside from separately charged, non-rent-controlled parking and currently underutilized garages
- ADU plans previously RTI above existing parking, adding nearly $2,000/month in potential rent while preserving parking, plus additional basement conversion potential (buyer to verify)

EXECUTIVE SUMMARY

Unit Mix Summary

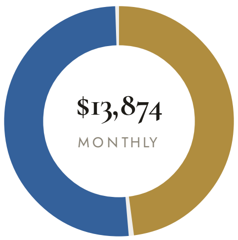
UNIT MIX	# UNITS	AVG CURRENT RENT	MONTHLY INCOME	AVG MARKET RENT	MARKET INCOME
1 bd + 1 ba	4	$1,684	$6,735	$2,095	$8,380
Studio + 1 ba	4	$1,785	$7,140	$1,795	$7,180
TOTALS / AVERAGES	8	$1,734	$13,874	$1,945	$15,560

UNIT MIX — SHARE OF UNITS



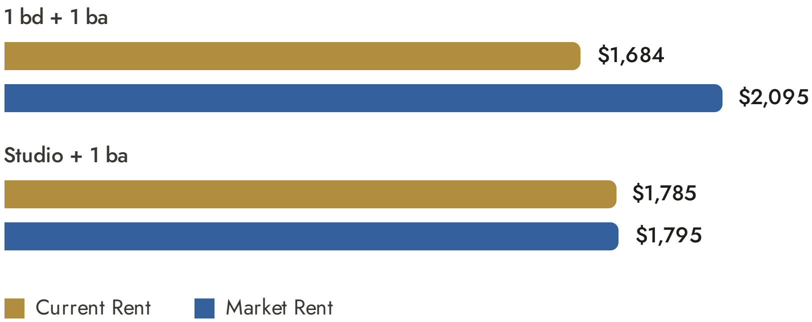
- 1 bd + 1 ba · **4 units · 50%**
- Studio + 1 ba · **4 units · 50%**

UNIT MIX — SHARE OF REVENUE

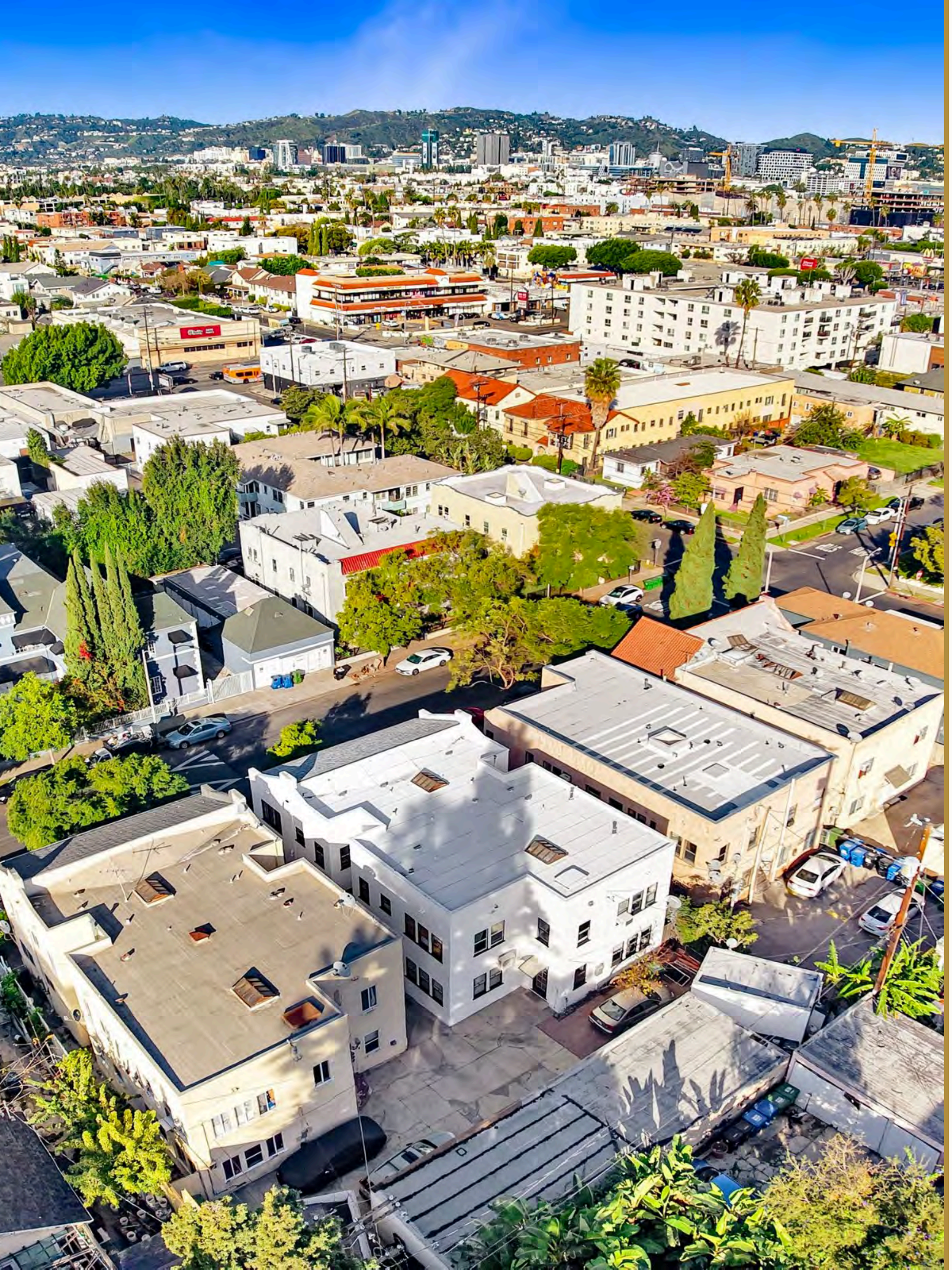


- 1 bd + 1 ba · **$6,735 · 49%**
- Studio + 1 ba · **$7,140 · 51%**

ACTUAL VS. MARKET RENT



Market rents indicate roughly $1,686 of monthly upside across the eight units, concentrated in the 1-bedroom floor plans.



02

Location

LOCATION

Walkable Hollywood Location Near Transit & Studios

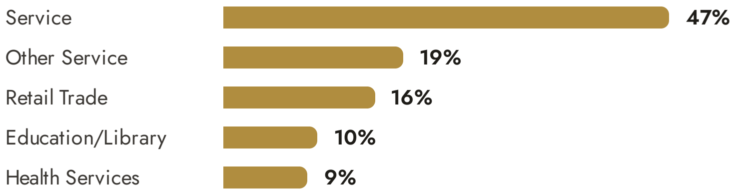
- The property sits at the convergence of Hollywood, East Hollywood, and Larchmont—three submarkets experiencing sustained redevelopment and some of the strongest renter demand in Los Angeles.
- Hollywood Studio District: Paramount Studios, Netflix, Sunset Gower, and other major employers anchor thousands of jobs within minutes.
- Koreatown adjacency: One of LA's most vibrant, high-density neighborhoods with unmatched dining, nightlife, and cultural amenities.
- Transit connectivity: Close to the Metro B Line (Red Line), major bus routes, and key arterials like Melrose, Western, and Santa Monica Blvd.
- Healthcare & institutional anchors: Kaiser Permanente, Children's Hospital LA, and Hollywood Presbyterian Medical Center support year-round rental demand.
- Active development pipeline: Surrounding blocks continue to see new multifamily and mixed-use projects, reinforcing long-term appreciation.

EMPLOYMENT

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

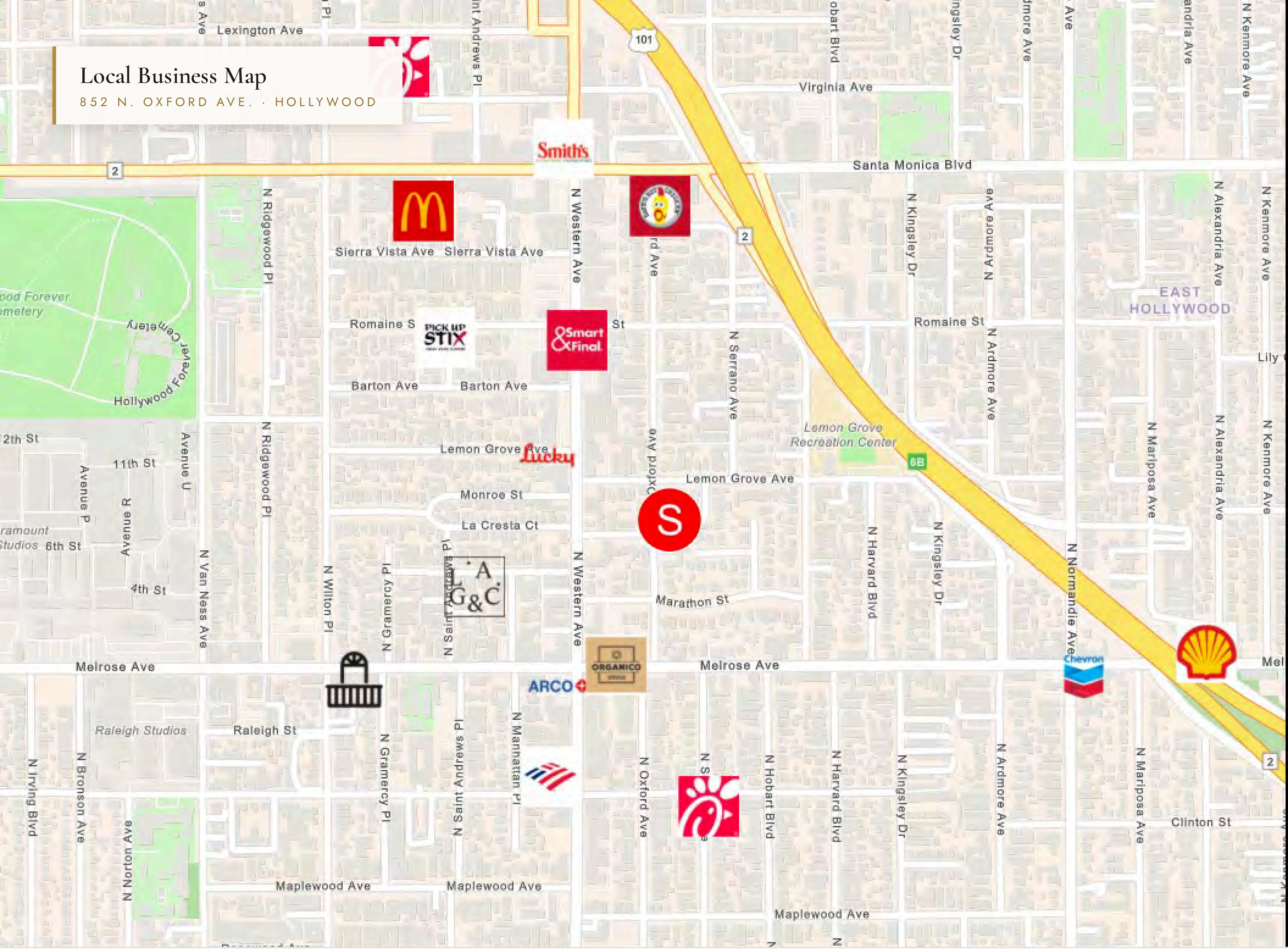
MAJOR INDUSTRIES BY EMPLOYEE COUNT



Source: BEA.gov

Local Business Map

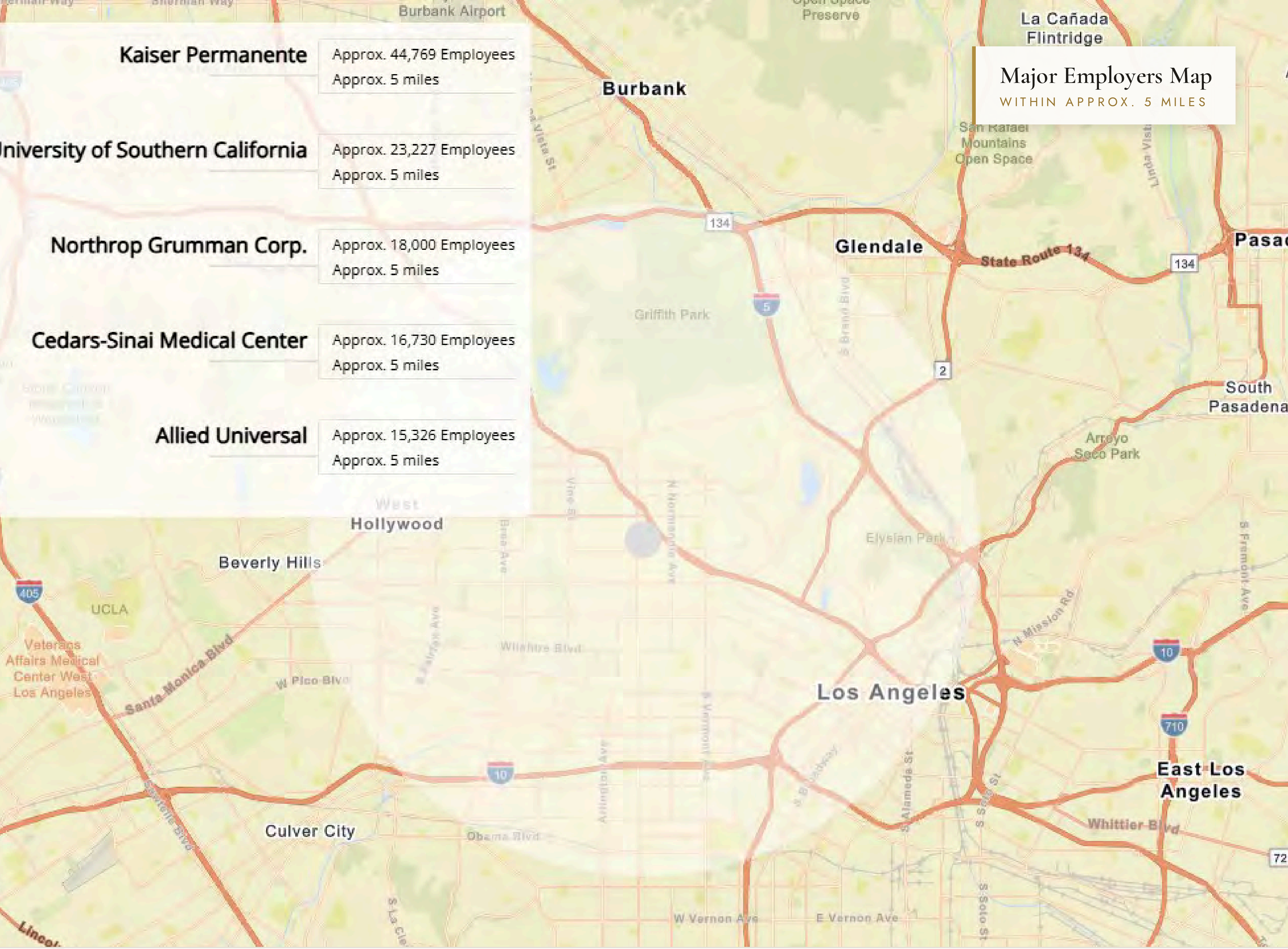
852 N. OXFORD AVE. · HOLLYWOOD



Major Employers Map

WITHIN APPROX. 5 MILES

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

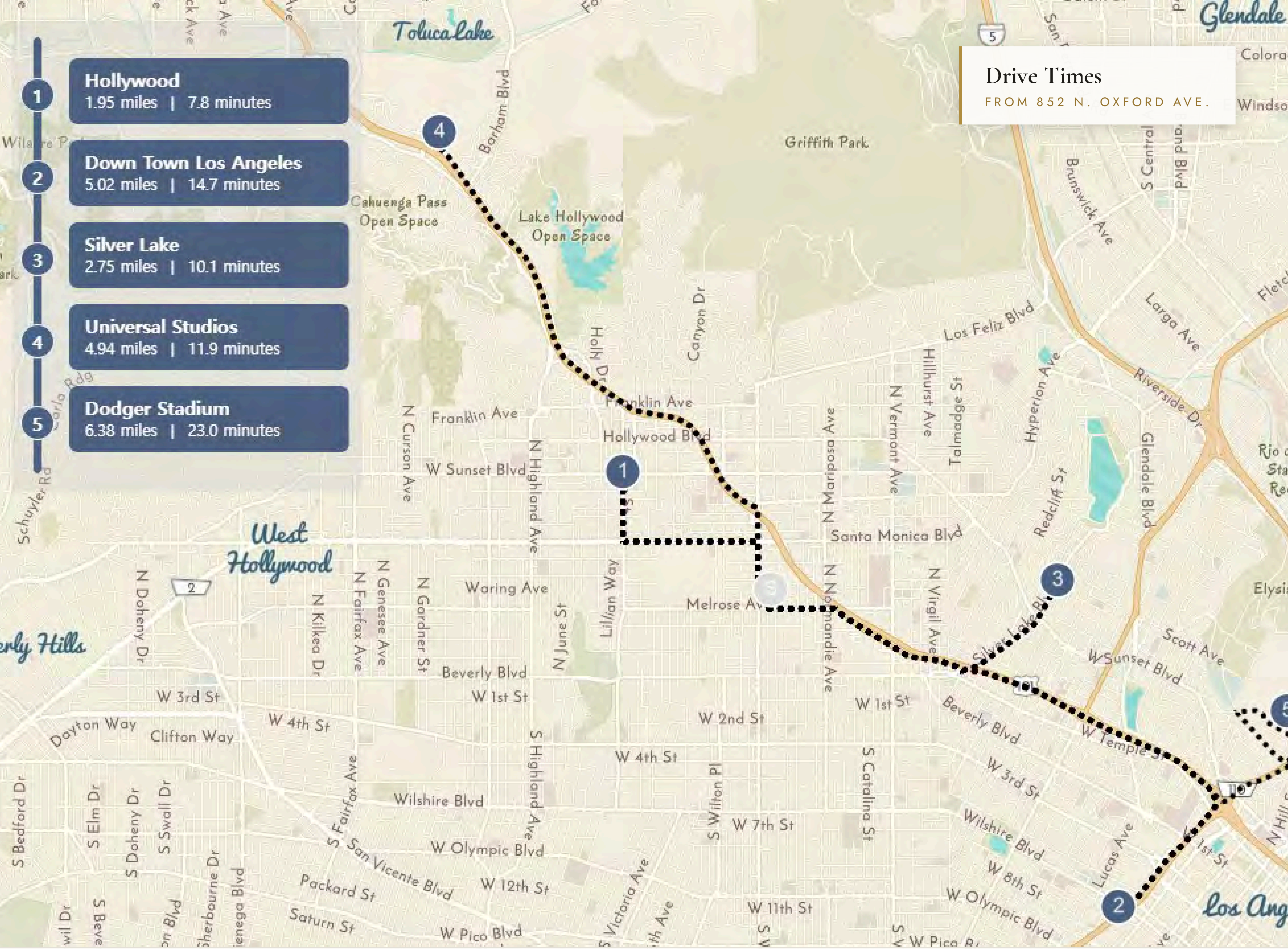


GLOBAL PLATINUM PROPERTIES

Drive Times

FROM 852 N. OXFORD AVE.

1. **Hollywood**
   1.95 miles | 7.8 minutes
2. **Down Town Los Angeles**
   5.02 miles | 14.7 minutes
3. **Silver Lake**
   2.75 miles | 10.1 minutes
4. **Universal Studios**
   4.94 miles | 11.9 minutes
5. **Dodger Stadium**
   6.38 miles | 23.0 minutes



03

Property Description

PROPERTY FEATURES

ADU PLANS

PROPERTY DESCRIPTION

Property Features

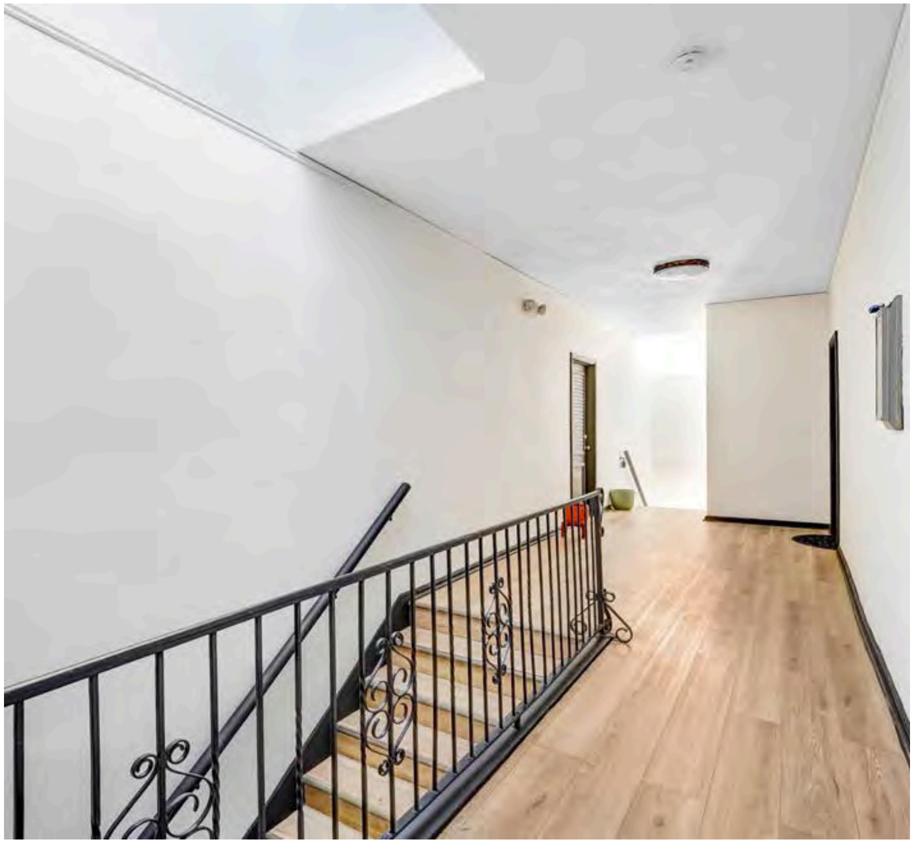
NUMBER OF UNITS	8
BUILDING SF	4,220
LAND SF	5,017
YEAR BUILT	1923
ZONING TYPE	LAR1
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6

Utilities

WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

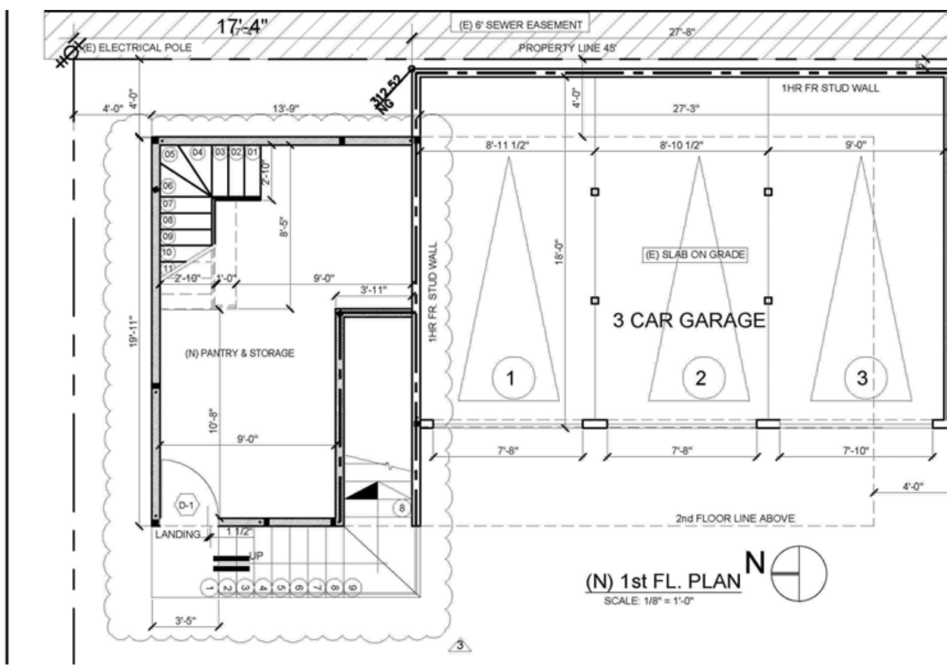
Construction

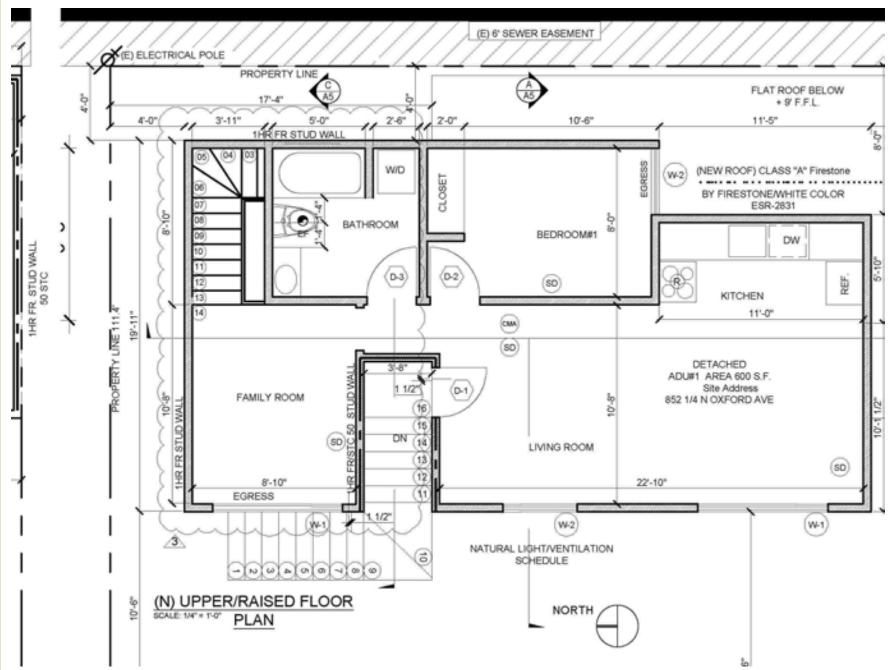
FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat



ADU Plans *(Previously RTI)*

Designed above parking — build the ADU while maintaining parking spaces





1ST FLOOR PLAN 3-car garage · pantry & storage

UPPER / RAISED FLOOR PLAN Detached ADU · approx. 600 SF · 1 bd + 1 ba

04

Rent Roll

RENT ROLL

RENT ROLL

Rent Roll

UNIT	UNIT MIX	CURRENT RENT	PRO FORMA RENT	NOTES
852*	1 bd + 1 ba	$2,090	$2,095	Inclusive of pet rent
852.5*	1 bd + 1 ba	$2,053	$2,095	Inclusive of parking
854	Studio + 1 ba	$1,795	$1,795	Delivered vacant
854.5	Studio + 1 ba	$1,795	$1,795	
856*	Studio + 1 ba	$1,745	$1,795	
856.5	Studio + 1 ba	$1,804	$1,795	Inclusive of parking and pet rent
858	1 bd + 1 ba	$477	$2,095	
858.5*	1 bd + 1 ba	$2,116	$2,095	
TOTALS / AVERAGES		$13,874	$15,560	

* Rents shown reflect a 3% rent increase currently eligible. Seller is open to serving such increases following Buyer's waiver of contingencies.

05

Financial Analysis

INCOME & EXPENSE ANALYSIS

FINANCIAL ANALYSIS

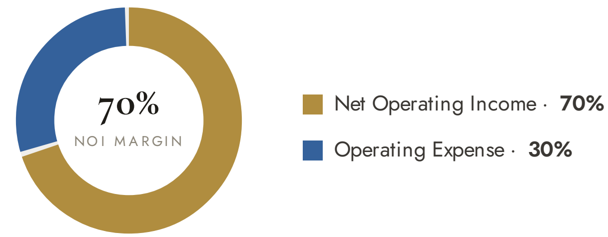
Income & Expense Analysis

INCOME	CURRENT		PRO FORMA	
GROSS SCHEDULED RENT	$166,493	98.9%	$186,720	99.0%
LAUNDRY INCOME	$1,800	1.1%	$1,800	1.0%
GROSS POTENTIAL INCOME	$168,293		$188,520	
GENERAL VACANCY	-$4,995	3.00%	-$4,668	2.50%
EFFECTIVE GROSS INCOME	$163,298		$183,852	
LESS EXPENSES	$48,333	29.60%	$49,155	26.74%
NET OPERATING INCOME	$114,965		$134,697	

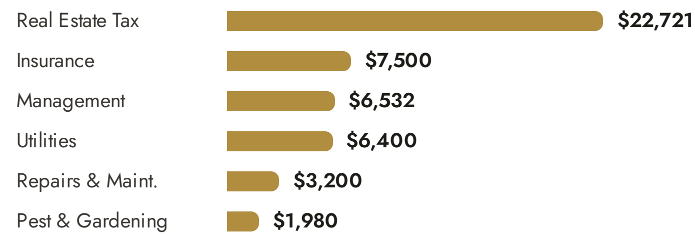
EXPENSES	CURRENT	PER UNIT	PRO FORMA	PER UNIT
REAL ESTATE TAX (1.199%)	$22,721	$2,840	$22,721	$2,840
PROPERTY INSURANCE	$7,500	$938	$7,500	$938
MANAGEMENT (4%)	$6,532	$817	$7,354	$919
UTILITIES ($800/UNIT)	$6,400	$800	$6,400	$800
REPAIRS & MAINTENANCE ($400/UNIT)	$3,200	$400	$3,200	$400
PEST CONTROL ($65/MONTH)	$780	$98	$780	$98
GARDENING ($100/MONTH)	$1,200	$150	$1,200	$150
TOTAL OPERATING EXPENSE	$48,333	$6,042	$49,155	$6,144
EXPENSE / SF	$11.45		$11.65	
% OF EGI	29.60%		26.74%	

Expenses are estimated. Disclaimer: 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



6.1%	7.1%
CURRENT CAP	PRO FORMA CAP

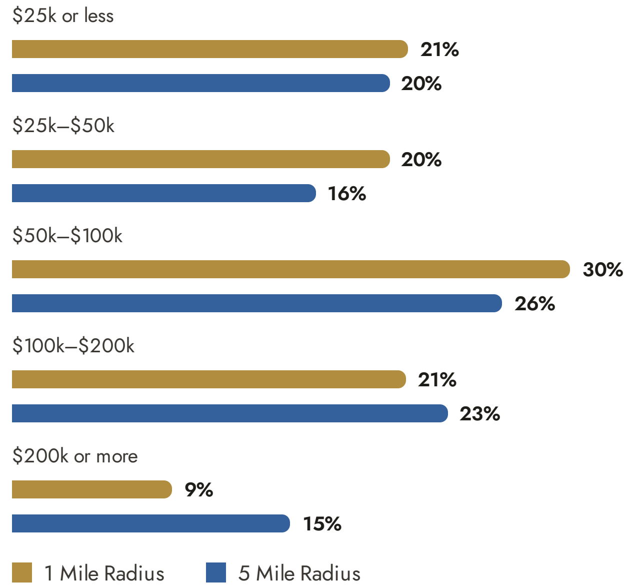
DEMOGRAPHICS

General Demographics

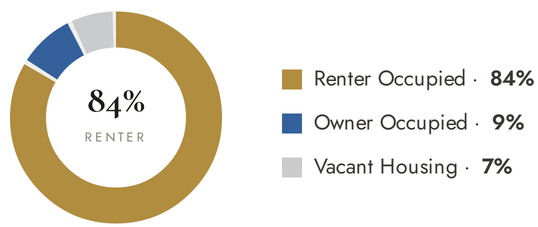
POPULATION	1 MILE	3 MILE	5 MILE
2000 POPULATION	91,293	563,007	1,059,551
2010 POPULATION	83,438	530,732	1,037,289
2026 POPULATION	74,264	520,844	1,046,767
2031 POPULATION	75,125	531,027	1,062,836
2026–2031 GROWTH RATE	1.15%	1.95%	1.55%

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
LESS THAN $15,000	3,945	30,413	61,785
$15,000–$24,999	2,521	16,982	32,455
$25,000–$34,999	2,601	18,329	32,223
$35,000–$49,999	3,574	24,293	43,472
$50,000–$74,999	5,723	39,376	68,512
$75,000–$99,999	3,418	28,700	53,733
$100,000–$149,999	4,191	34,256	68,399
$150,000–$199,999	2,258	18,535	40,279
$200,000 OR GREATER	2,615	31,326	69,641
MEDIAN HH INCOME	$61,254	$68,909	$73,596
AVERAGE HH INCOME	$89,674	$109,101	$115,899

2026 HOUSEHOLD INCOME DISTRIBUTION



2026 OWN VS. RENT — 1 MILE RADIUS



Source: esri

852 N. Oxford Ave.

8 UNITS IN HOLLYWOOD · LOS ANGELES, CA 90029

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 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, or compliance with local, state and federal regulations. 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. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their own costs and expenses of investigating the subject property.

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

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

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