



1325 E ADAMS BLVD

LOS ANGELES, CA 90011 | SOUTH LOS ANGELES

6 UNITS + RTI PLANS FOR 6 DETACHED ADUs | 12 PARKING SPACES | 3 RENOVATED UNITS

\$1,025,000

PRICE

\$170,833

PRICE / UNIT

6.75%

CURRENT CAP

11%

PROFORMA CAP

12.7%

CAP W/ 6 ADUs

15.5%

PROFORMA W/ ADUs

1325 E ADAMS BLVD

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Local Business Map • Location Summary & Demographics

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1325 E ADAMS

01

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

FINANCIAL SUMMARY

RENT ROLL

INCOME & EXPENSE ANALYSIS

UNIT MIX SUMMARY

GLOBAL PLATINUM PROPERTIES
MULTIFAMILY INVESTMENT SERVICES

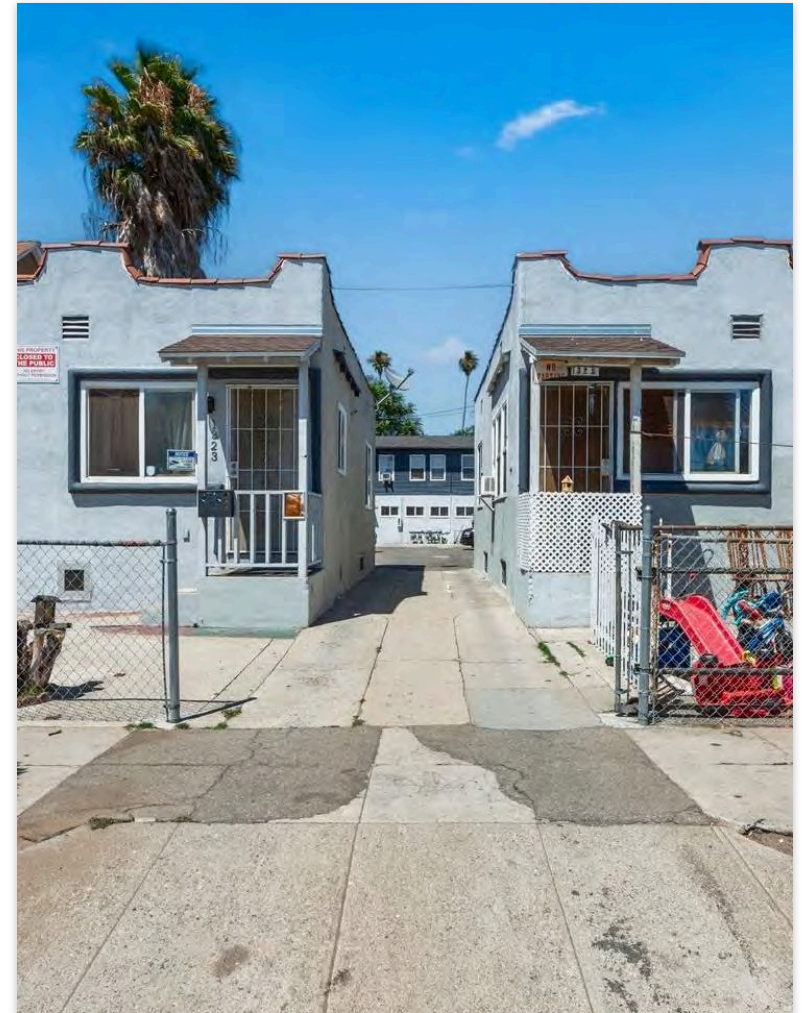
6 UNITS WITH UPSIDE. RTI FOR 6 MORE.

Huge ~275k Price Reduction! 6-unit value-add building with 12 parking spaces priced at only \$170k/unit and cash flowing at a 6.75% Cap Rate from day 1 with upside to an 11% Cap on Proforma! Fully Approved RTI plans to add 6 detached ADUs to achieve an incredible 12.7% Current Cap Rate, 15.5% Proforma Cap, and only \$141k/unit after taking into account all the construction costs (~670k assuming \$250/SF).

3 units have been renovated and boast updated cabinets, flooring, kitchen, bathrooms, exterior improvements, newer roof, new windows for all units, and more. Individually metered for gas, electricity, and tenants pay their own trash further minimizing the operating expenses.

Prime location just minutes away from Downtown LA, USC, BMO Stadium, George Lucas' Billion Dollar Museum, and Exposition Park where 2028 Olympics will be held!

- Huge ~\$275K price reduction — 6 units at only \$170K/door & \$361/SF
- Cash flowing at a 6.75% Cap from day 1 • 11% Cap on Proforma
- Fully approved RTI plans: 6 detached ADUs → 12 units at \$141K/door all-in
- 12.7% Current / 15.5% Proforma Cap with ADUs (~\$670K construction @ \$250/SF)
- 3 renovated units • newer roof • new windows for all units
- Individually metered gas & electric • tenants pay trash • 12 parking spaces
- Minutes to DTLA, USC, BMO Stadium, Lucas Museum & Exposition Park (2028 Olympics)



\$1,025,000
PRICE

2,838
SF
BUILDING

6,315
SF
LOT

\$170,833
PER UNIT

10.2 / 6.9
GRM CUR / PRO

12
PARKING

ADU EXPANSION — 12 UNITS TOTAL

\$1,694,000 ALL-IN • \$141,167/UNIT • \$186/SF
~\$669,000 CONSTRUCTION @ \$250/SF • 5,514 SF TOTAL • GRM 6.1 / 5.2

AS-IS 6 UNITS		EXISTING BUILDING		WITH 6 ADUs 12 UNITS		INCLUDING CONSTRUCTION	
Price		\$1,025,000		Purchase Price		\$1,025,000	
Number of Units		6		ADU Construction (~\$250/SF)		\$669,000	
Gross Building Area		2,838 SF		Total Investment		\$1,694,000	
Lot Size		6,315 SF		Number of Units (6 + 6 ADUs)		12	
Price / Unit		\$170,833		Gross Building Area (2,838 + 2,676 SF)		5,514 SF	
Price / SF		\$361		Price / Unit – All-In		\$141,167	
CAP Rate – Current		6.75%		Price / SF – Total 5,514 SF		\$186	
CAP Rate – Pro Forma		11%		CAP Rate – Current		12.7%	
GRM – Current		10.2		CAP Rate – Pro Forma		15.5%	
GRM – Pro Forma		6.9		GRM – Current		6.1	
Monthly Income – Current		\$8,409.75		GRM – Pro Forma		5.2	
Monthly Income – Pro Forma		\$12,375.00		Monthly Income – Current		\$23,259.75	
NOI – Current		\$69,156		Monthly Income – Pro Forma		\$27,225.00	
NOI – Pro Forma		\$113,466		NOI – Current		\$216,745	
				NOI – Pro Forma		\$261,054	

Fully approved RTI plans: 6 detached ADUs per GC 66323(a)(4) – ±2,676 SF of new rentable area · construction estimate ~\$669,000 @ \$250/SF · expenses are estimated.

AS-IS | 6 EXISTING UNITS

UNIT	UNIT MIX	CURRENT RENT	PROFORMA RENT
1323	2 bd + 1 ba	\$2,398.44	\$2,475.00
1323 1/2	1 bd + 1 ba	\$1,763.44	\$1,980.00
1323 1/4	1 bd + 1 ba	\$635.72	\$1,980.00
1325	1 bd + 1 ba	\$1,008.27	\$1,980.00
1325 1/2	1 bd + 1 ba	\$1,964.44	\$1,980.00
1325 1/4	1 bd + 1 ba	\$639.44	\$1,980.00

MONTHLY TOTAL

\$8,409.75

\$12,375.00

Annualized: \$100,917 current • \$148,500 proforma. Three existing units are renovated; the remaining units rent well below market at legacy rents.

\$8,410

CURRENT / MO

\$12,375

PROFORMA / MO

47%

RENTAL UPSIDE

WITH 6 ADUs | 12 UNITS

RTI APPROVED

UNIT	UNIT MIX	CURRENT RENT	PROFORMA RENT
1323	2 bd + 1 ba	\$2,398.44	\$2,475.00
1323 1/2	1 bd + 1 ba	\$1,763.44	\$1,980.00
1323 1/4	1 bd + 1 ba	\$635.72	\$1,980.00
1325	1 bd + 1 ba	\$1,008.27	\$1,980.00
1325 1/2	1 bd + 1 ba	\$1,964.44	\$1,980.00
1325 1/4	1 bd + 1 ba	\$639.44	\$1,980.00
Detached ADU 1	2 bd + 1 ba	\$2,475.00	\$2,475.00
Detached ADU 2	2 bd + 1 ba	\$2,475.00	\$2,475.00
Detached ADU 3	2 bd + 1 ba	\$2,475.00	\$2,475.00
Detached ADU 4	2 bd + 1 ba	\$2,475.00	\$2,475.00
Detached ADU 5	2 bd + 1 ba	\$2,475.00	\$2,475.00
Detached ADU 6	2 bd + 1 ba	\$2,475.00	\$2,475.00

MONTHLY TOTAL

\$23,259.75

\$27,225.00

±2,676 SF of new detached ADUs (2 bd / 1 ba) underwritten at \$2,475/mo. Annualized: \$279,117 current • \$326,700 proforma.

AS-IS 6 UNITS			\$1,025,000 2,838 SF		
INCOME		CURRENT	PRO FORMA		
Gross Potential Rent		\$100,917	\$148,500		
Less: Vacancy / Deductions (3%)		(\$3,028)	(\$4,455)		
Effective Gross Income		\$97,889	\$144,045		
Less: Total Expenses		(\$28,733)	(\$30,579)		
NET OPERATING INCOME		\$69,156	\$113,466		
OPERATING EXPENSES		CURRENT	PRO FORMA		
Real Estate Tax (1.17%)		\$11,992	\$11,992		
Property Insurance (Actual)		\$3,525	\$3,525		
Utilities (\$700/Unit)		\$4,200	\$4,200		
Pest Control (\$75/Month)		\$900	\$900		
Repairs & Maintenance (\$500/Unit)		\$3,000	\$3,000		
Management (4%)		\$3,916	\$5,762		
Cleaning & Gardening (\$100/Month)		\$1,200	\$1,200		
TOTAL EXPENSES		\$28,733	\$30,579		
Expenses / Unit • % of EGI		\$4,789 • 29.4%	\$5,097 • 21.2%		

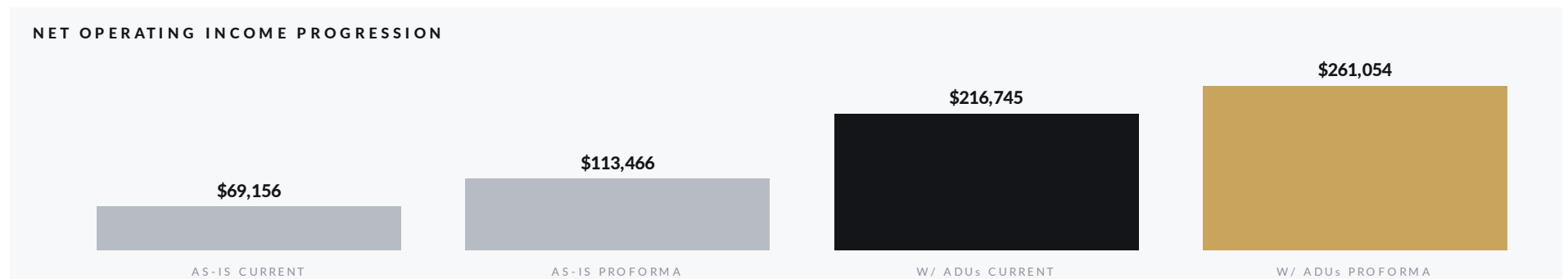
6.75%	11%	10.2	6.9
CAP CURRENT	CAP PROFORMA	GRM CURRENT	GRM PROFORMA

WITH 6 ADUs 12 UNITS			\$1,694,000 ALL-IN 5,514 SF		
INCOME		CURRENT	PRO FORMA		
Gross Potential Rent		\$279,117	\$326,700		
Less: Vacancy / Deductions (3%)		(\$8,374)	(\$9,801)		
Effective Gross Income		\$270,743	\$316,899		
Less: Total Expenses		(\$53,998)	(\$55,845)		
NET OPERATING INCOME		\$216,745	\$261,054		
OPERATING EXPENSES		CURRENT	PRO FORMA		
Real Estate Tax (1.17%)		\$19,820	\$19,820		
Property Insurance (Actual)		\$6,849	\$6,849		
Utilities (\$700/Unit)		\$8,400	\$8,400		
Pest Control (\$75/Month)		\$900	\$900		
Repairs & Maintenance (\$500/Unit)		\$6,000	\$6,000		
Management (4%)		\$10,830	\$12,676		
Cleaning & Gardening (\$100/Month)		\$1,200	\$1,200		
TOTAL EXPENSES		\$53,998	\$55,845		
Expenses / Unit • % of EGI		\$4,500 • 19.9%	\$4,654 • 17.6%		

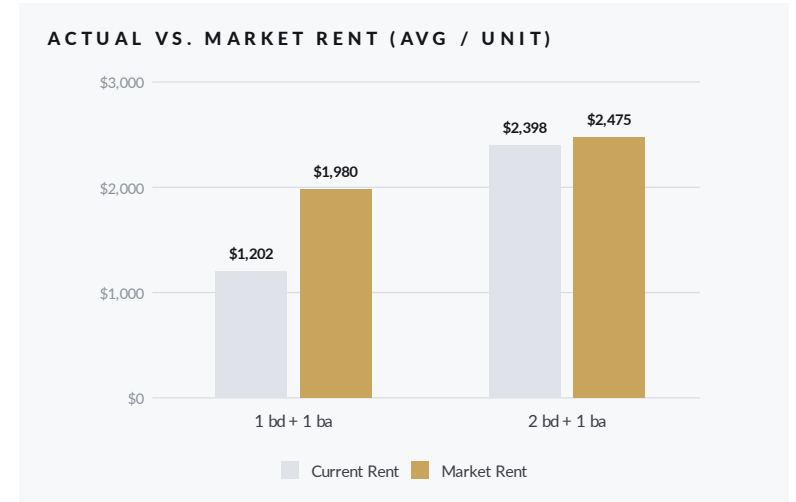
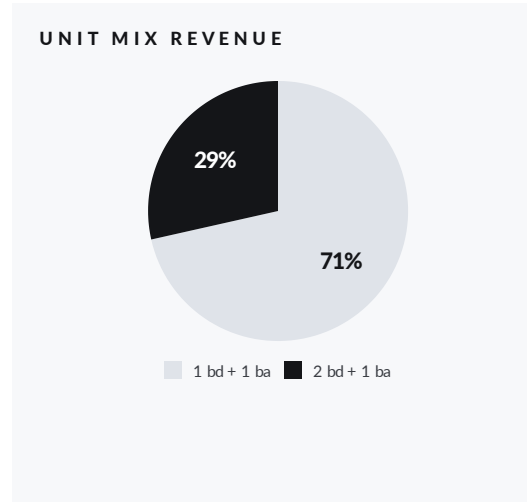
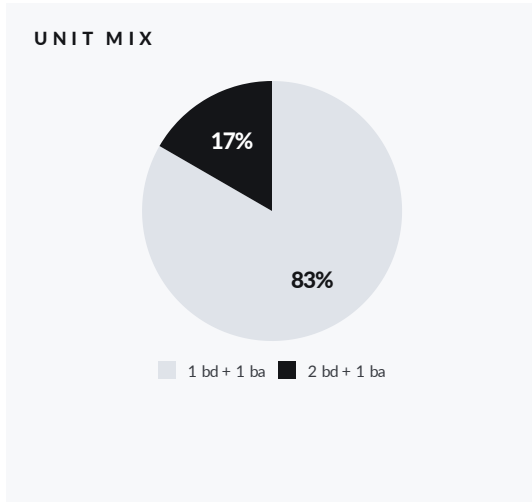
12.7%	15.5%	6.1	5.2
CAP CURRENT	CAP PROFORMA	GRM CURRENT	GRM PROFORMA

NOI GROWS FROM \$69,156 AS-IS TO \$261,054 AT FULL ADU PROFORMA — 3.8x

REAL ESTATE TAX AT 1.17% OF PURCHASE / TOTAL PRICE • MANAGEMENT AT 4% OF EGI • EXPENSES ARE ESTIMATED



UNIT MIX 6 EXISTING UNITS			ACTUAL		MARKET
UNIT MIX	# UNITS	AVG CURRENT RENT	MONTHLY INCOME	AVG MARKET RENT	MARKET INCOME
1 bd + 1 ba	5	\$1,202	\$6,011	\$1,980	\$9,900
2 bd + 1 ba	1	\$2,398	\$2,398	\$2,475	\$2,475
TOTALS / AVERAGES	6	\$1,402	\$8,410	\$2,062	\$12,375



Existing units rent at an average of \$1,402/mo against a \$2,062/mo market rate – a 47% mark-to-market opportunity. Proposed ADUs (2 bd / 1 ba) underwritten at \$2,475/mo.



1325 E ADAMS

02

PROPERTY DESCRIPTION

PROPERTY FEATURES

PROPERTY IMAGES

RTI ADU PLANS

GLOBAL PLATINUM PROPERTIES
MULTIFAMILY INVESTMENT SERVICES

PROPERTY FEATURES

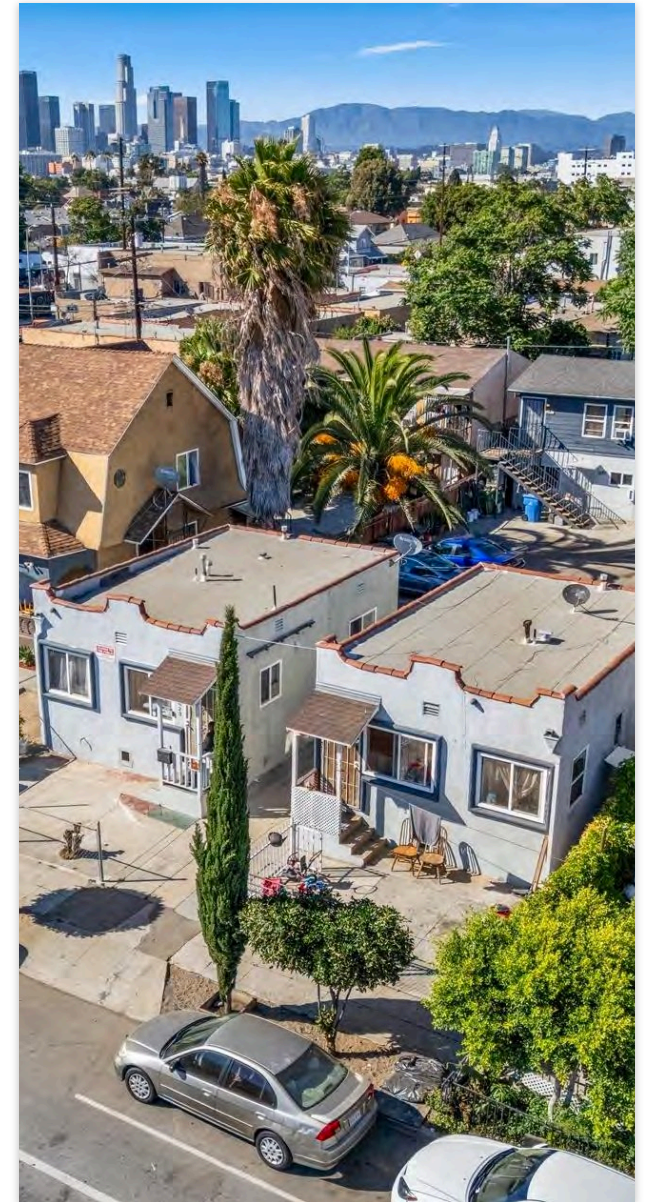
Number of Units	6
Building SF	2,838
Land SF	6,315
Year Built	1924 - 1931
Year Renovated	2024
# of Parcels	1
Zoning Type	RD1.5
Topography	Flat
Number of Stories	1
Number of Buildings	3
Lot Dimension	126 x 50
Number of Parking Spaces	12
Parking Ratio	2 : 1
ADU Plans	RTI - 6 Detached

UTILITIES

Water	Owner
Trash	Tenant
Gas	Tenant (individually metered)
Electric	Tenant (individually metered)

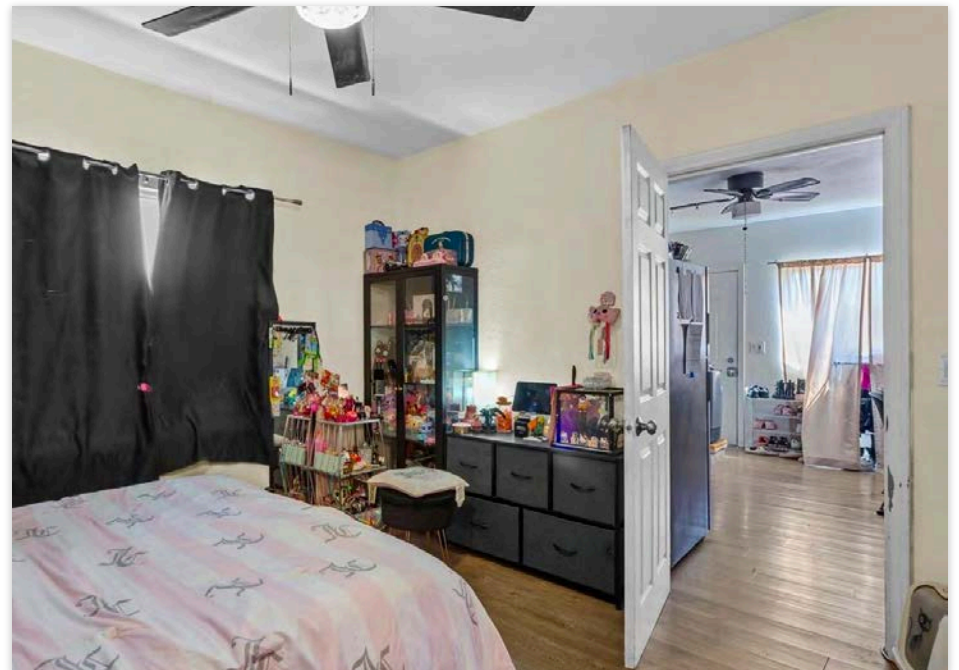
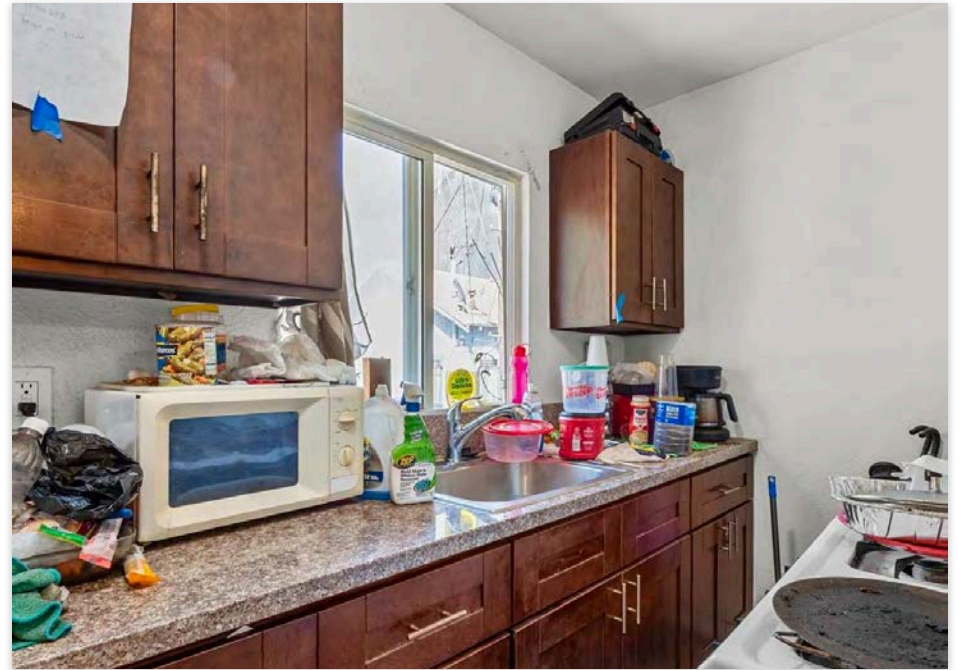
CONSTRUCTION

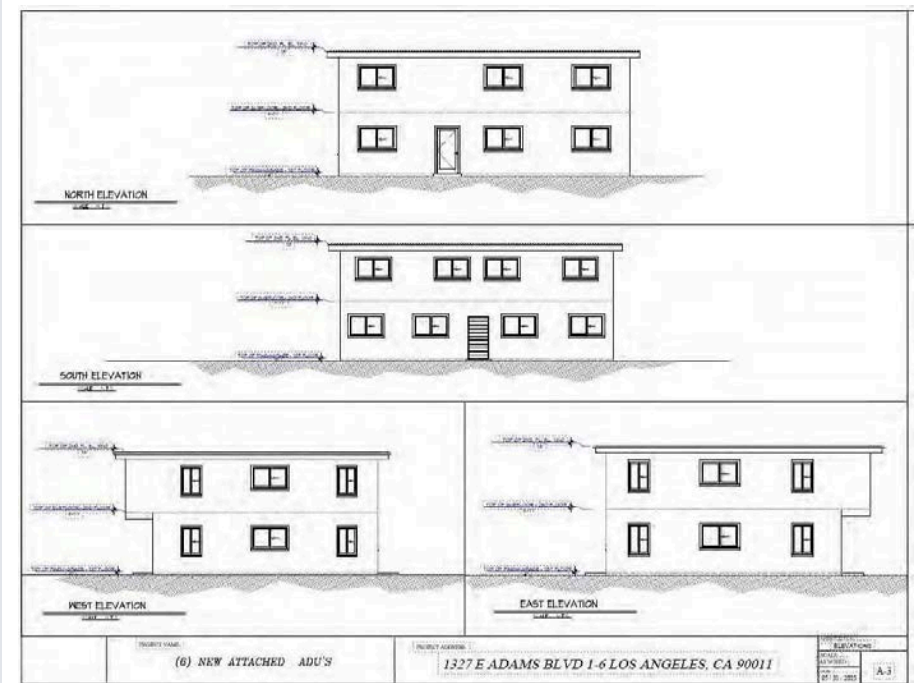
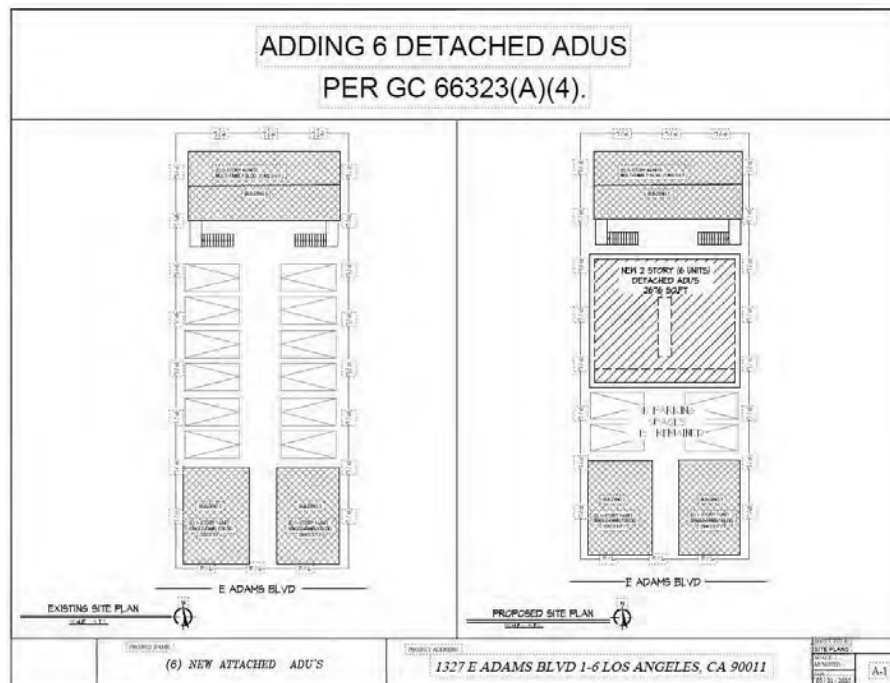
Foundation	Raised
Framing	Wood
Exterior	Siding / Stucco
Parking Surface	Paved
Roof	Flat / Pitched
Windows	New - All Units
Style	Bungalow
Landscaping	Minimal / Front Yard



3 OF 6 UNITS RENOVATED

Updated cabinets, flooring, kitchens & bathrooms • exterior improvements • newer roof • new windows for all units • individually metered gas & electric • tenants pay trash







03

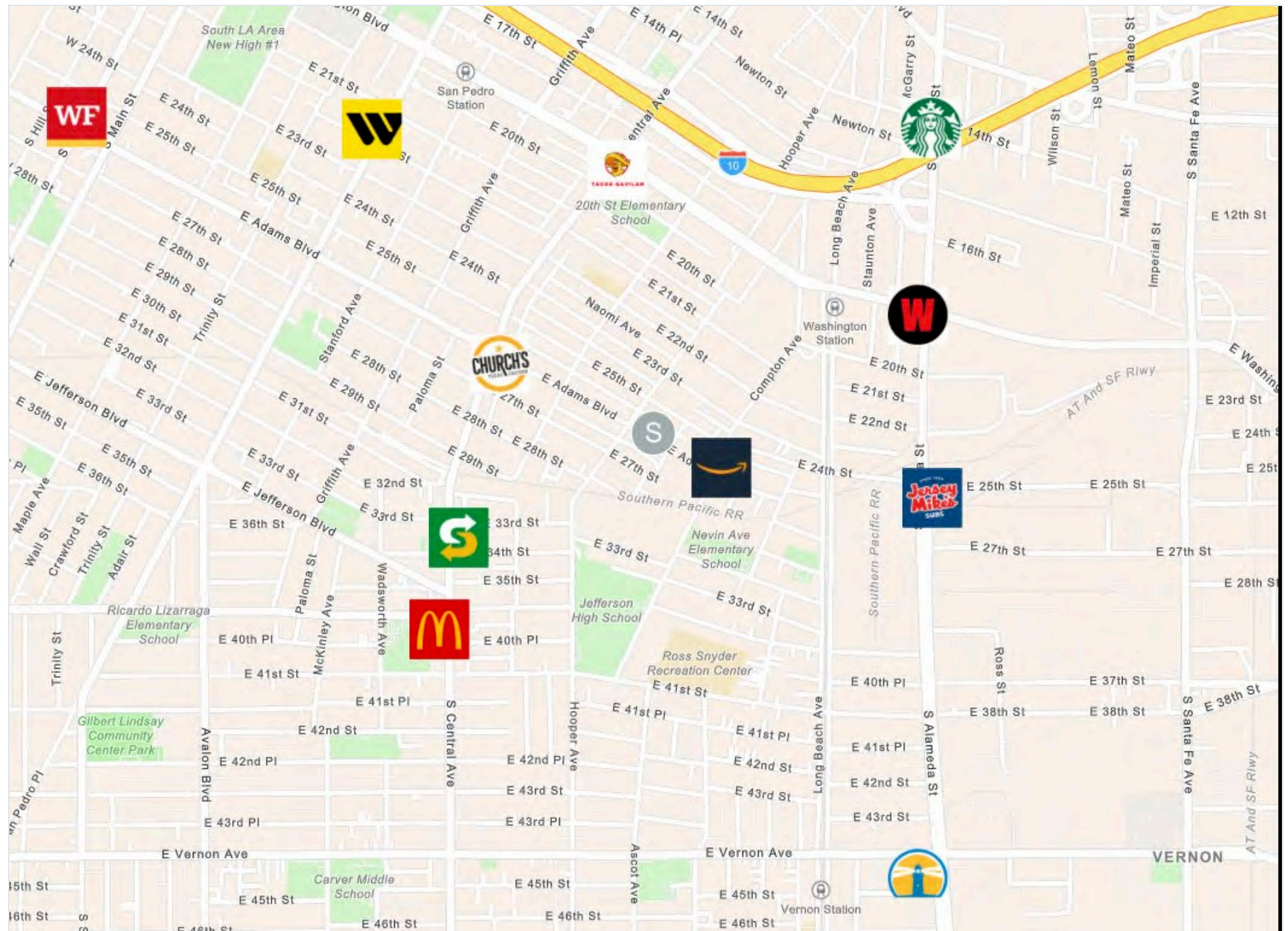
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LOCATION

LOCAL BUSINESS MAP

LOCATION SUMMARY & DEMOGRAPHICS

GLOBAL PLATINUM PROPERTIES
MULTIFAMILY INVESTMENT SERVICES

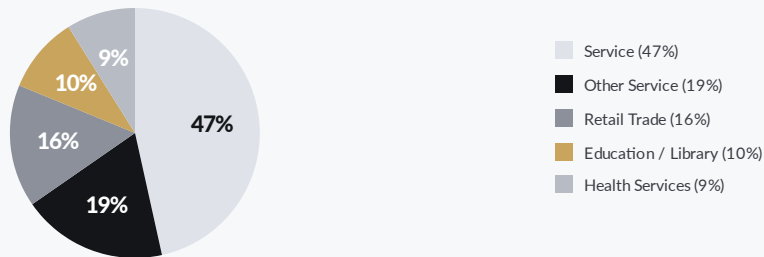


EXCELLENT LOCATION JUST SOUTH OF DOWNTOWN LA

Prime location just minutes away from Downtown Los Angeles, offering excellent connectivity and easy access to major attractions and landmarks. Located in a vibrant neighborhood, the area is a hub of cultural activities, dining and entertainment. Within close proximity is the University of Southern California (USC), a renowned educational institution known for its academic excellence and vibrant campus life. BMO Stadium, a state-of-the-art sports venue hosting concerts and sporting events, is just a short drive away.

The site is also near George Lucas' Billion Dollar Museum of Narrative Art, an iconic cultural landmark dedicated to film and entertainment history, attracting visitors from around the world. Additionally, Exposition Park — a lush green space that hosts a variety of museums, gardens and recreational facilities — is nearby. The park is also a designated venue for the 2028 Olympics, offering an excellent vantage point for future growth.

MAJOR INDUSTRIES BY EMPLOYEE COUNT

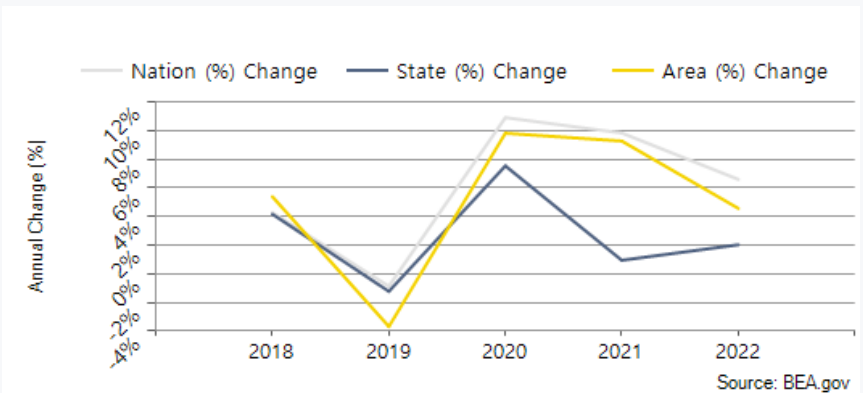


LARGEST EMPLOYERS

EMPLOYEES

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government – All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

LOS ANGELES COUNTY GDP TREND



DOWNTOWN LA	USC	BMO STADIUM	LUCAS MUSEUM	EXPOSITION PARK
2028 OLYMPICS	I-10 / I-110	METRO E LINE		

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